

In the Environment Court of New Zealand
Christchurch Registry

I Mua I Te Kōti Taiao O Aotearoa
Ōtautahi Rohe

ENV-2025-CHC-

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|------------------|--|
| In the matter of | The Resource Management Act 1991 (Act) |
| And | an appeal under clause 14(1) of the First Schedule of the Act |
| Between | Michael Patrick Schluter and Jean Margaret Shirley Schluter |
| | Appellants |
| And | Waimakariri District Council |
| | Respondent |

Notice of Appeal

22 August 2025

Appellant's solicitors:

Sarah Eveleigh | Sarah Schulte
Anderson Lloyd
Floor 2, The Regent Building, 33 Cathedral Square, Christchurch 8011
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**anderson
lloyd.**

TO: The Registrar
Environment Court
Christchurch

- 1 Michael Patrick Schluter and Jean Margaret Shirley Schluter (**the Schluters**) appeal against part of a decision (**the Decision**) on the Proposed Waimakariri District Plan (**PDP**).
- 2 The Schluters made a submission and further submission on the PDP (Submission #407, **PDP Submission**; Further Submission #89). The Schluters also made a submission on Variation 1 to the PDP (Submission #76).
- 3 The Schluters are not a trade competitor for the purpose of section 308D Resource Management Act 1991.
- 4 The Schluters received notice of the decision on or about 12 July 2025.
- 5 The decision was made by the Waimakariri District Council.
- 6 The Schluters own land located 237 Johns Road, Rangiora (**the Property**), legally described as Lot 3 DP 341829.
- 7 The parts of the Decision appealed relate to:
 - (a) the rezoning of the southern part of the Property to Open Space Zone (**OSZ**), shown in Figure 1 below; and
 - (b) West Rangiora Development Area Outline Development Plan (**ODP**) provisions which identify the southern part of the Property as Open Space Reserve, shown in Figure 2 below.

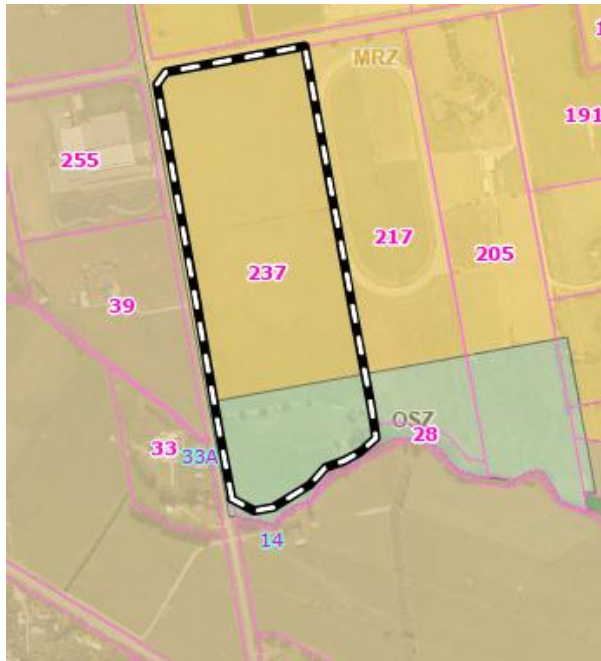


Figure 1: Partially Operative Waimakariri District Plan - Zoning

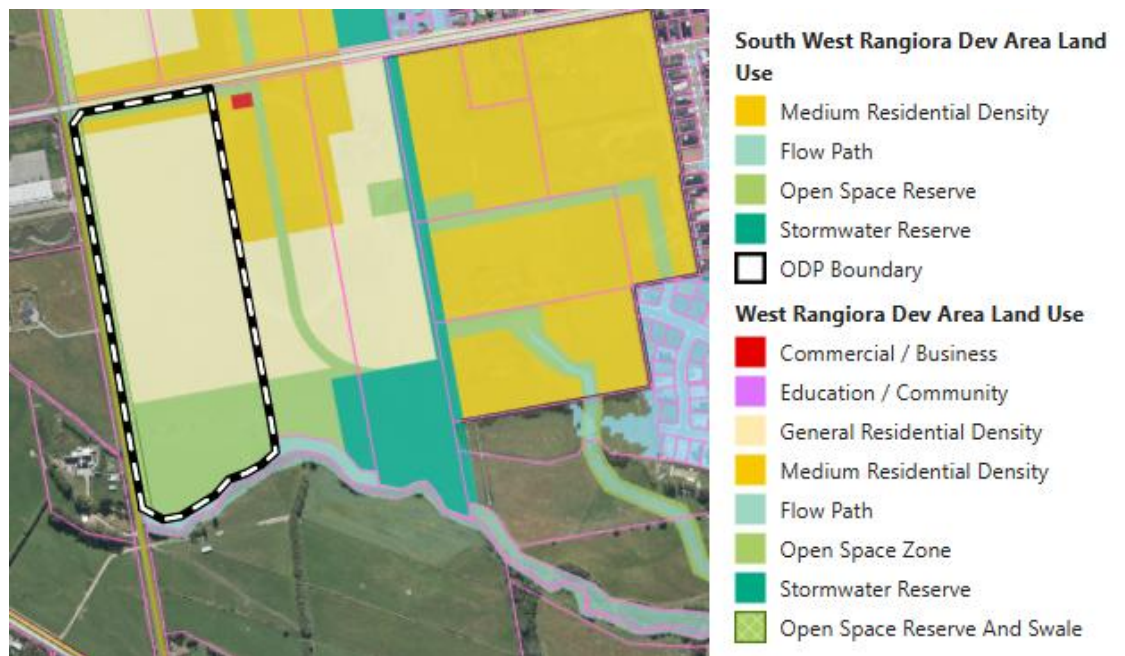


Figure 2: Partially Operative Waimakariri District Plan – West Rangiora Development Area Land Use

Background

- 8 The PDP as notified sought that the Property be zoned Rural Lifestyle Zone (**RLZ**) and identified within the West Rangiora Development Area, as shown in Figure 3 below. Proposed provisions for the West Rangiora Development Area provided for residential development subject to a certification process.



Figure 3: ODP West Rangiora Development Area (as notified)

- 9 In its PDP Submission, the Schluters generally supported the identification of the Property for future residential development in accordance with the proposed ODP. As alternative relief, the Schluters sought that the Property be rezoned through the PDP, consistent with the zoning identified on the proposed ODP. For the majority of the Property, that zoning was General Residential, with a small area to the north of the Property identified as Medium Residential Density.
- 10 By their submission on Variation 1 to the PDP, the Schluters sought to update their submission to seek zoning of the Property to Medium Density Residential zoning (**MRZ**).
- 11 The Officer¹ recommended a partial rezoning to MRZ and Open Space Reserve, on the basis of advice relating to flooding hazards.
- 12 The Hearing Panel's Recommendation Report 36: Residential Rezoning Requests (**Report 36**) records their agreement with the Officer's recommendations in response to all the submissions seeking rezonings, but notes that they recommend amendments to Development Area and associated ODP provisions for several of the rezonings. For the West Rangiora Development Area, the amendments are summarised as: amending the format of DEV-WR-R1; including an amended Advisory Note; amending the format of DEV-WR-S1.²
- 13 The Report 36 then includes amended provisions for each of the Development Areas. For the West Rangiora Development Area, the ODP maps included in

¹ Officer's Report: PDP Residential Rezonings at paragraph 233

² Report 36 Residential Rezoning Requests at paragraph 16

Report 36 does not show Open Space Zoning or an Open Space Reserve over the southern part of the Property, as shown in Figure 4 below.³

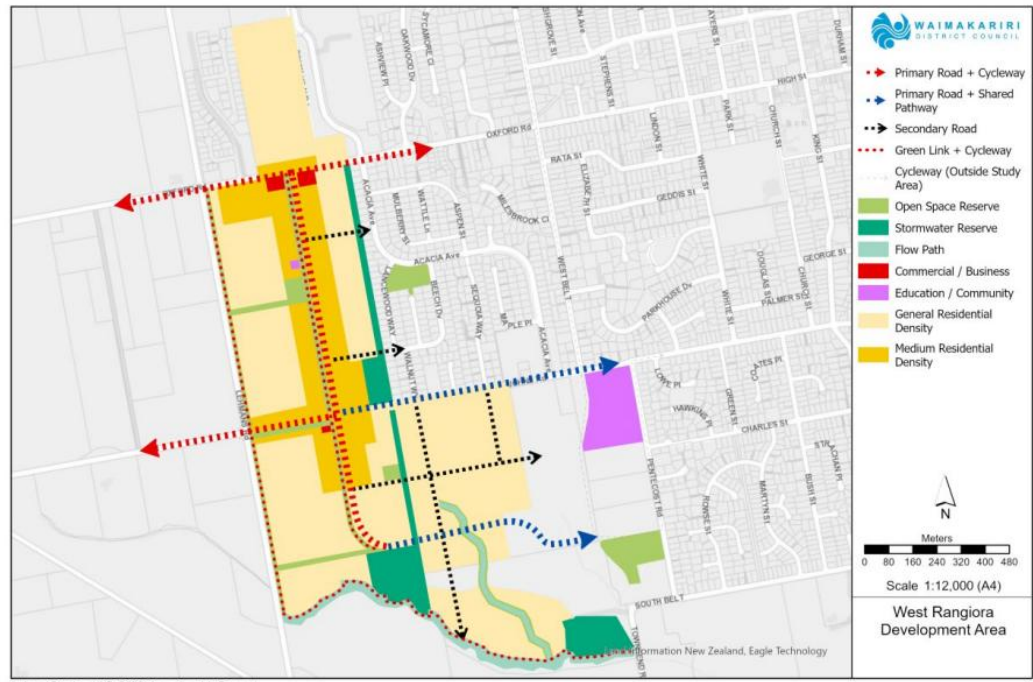


Figure 4: ODP West Rangiora Development Area, Recommendation Report 36

- 14 However, the online Partially Operative Waimakariri District Plan planning maps now show partial zoning of the northern part of the Property General Residential/ MRZ, with the southern part of the Property zoned OSZ, see Figure 5 below.

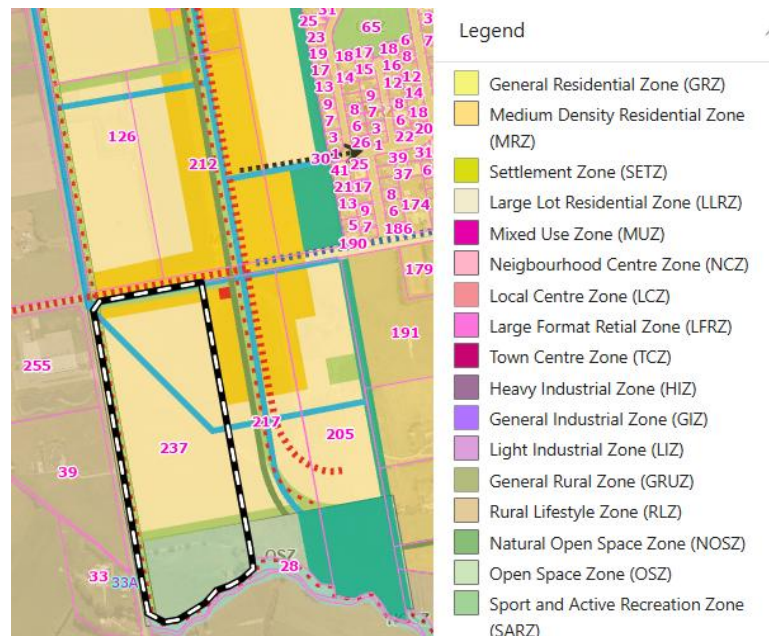


Figure 5: ODP West Rangiora Development Area, Partially Operative Waimakariri District Plan

³ Report 36 Residential Rezoning Requests at p31

Reasons for the appeal

- 15 The Schluters appeal the decision to zone the southern part of the Property to OSZ, and to identify the southern part of the Property as an Open Space Reserve on the ODP, for the following reasons:
- (a) The Council's decision was to accept the recommendations in Report 36. It is not clear that Report 36 recommends the zoning of the southern part of the Property to OSZ, or identification of the southern part of the Property as an Open Space Reserve in the ODP.
 - (b) There was no submission, and therefore no scope, to rezone part of the Property to Open Space Zone.
 - (c) The Property has been identified in the Canterbury Regional Policy Statement as an appropriate location for future residential development.
 - (d) Any development constraints relating to flood hazards are more appropriately dealt with in the ODP, ODP provisions, or general rules, including those rules which apply to the Urban Flood Assessment Area. Applying limitations on development through zoning unnecessarily restricts development and prevents efficient use of the land.
 - (e) Rezoning the entire Property MRZ will:
 - (i) Assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (RMA) including the integrated management of the effects of the use and development of land;
 - (ii) Give effect to the National Policy Statement for Urban Development;
 - (iii) Give effect to the Canterbury Regional Policy Statement;
 - (iv) Meet the requirements of section 32 of the RMA; and
 - (v) Promote the sustainable management of natural and physical resources in accordance with Part 2 of the RMA.

Relief sought

- 16 The Schluters seek the following decision:
- (a) Remove the Open Space Zone zoning from the southern part of the Property, and zone the entire Property Medium Density Residential Zone;
 - (b) Remove the Open Space Reserve notation from the southern part of the Property in the West Rangiora Development Area ODP; and

- (c) Such other additional, alternative or consequential relief to address the matters raised in this appeal.

Attachments

17 The following documents are attached to this notice of appeal:

- (a) **Appendix A** – A copy of the Schluters' submissions;
- (b) **Appendix B** – A copy of the Decision;
- (c) **Appendix C** – A list of names and addresses of persons to be served with a copy of this notice.

Dated 22 August 2025



Sarah Eveleigh / Sarah Schulte
Counsel for the Appellant

This document is filed by Sarah Eveleigh, solicitor for the Appellant, of the firm Anderson Lloyd. The address for service of the Appellant is Floor 2, The Regent Building, 33 Cathedral Square, Christchurch 8011.

Documents for service on the filing party may be left at that address for service or may be:

- (a) posted to the solicitor at PO Box 13831, Christchurch 8141; or
- (b) left for the solicitor at a document exchange for direction to DX Box WX10009 Christchurch; or
- (c) transmitted to the solicitor by fax to + 64 3 379 0039; or
- (d) emailed to the solicitor at sarah.eveleigh@al.nz | sarah.schulte@al.nz.

Advice to recipients of copy of notice of appeal

How to become party to proceedings

If you wish to become a party to the appeal, you must,—

within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and

within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

Your right to be a party to the proceedings in the Court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing requirements (see form 38).

Advice

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch

Appendix A – A copy of the Submissions

Submission on Proposed Waimakariri District Plan

Under Clause 6 of the First Schedule, Resource Management Act 1991

To: Waimakariri District Council
By email: developmentplanning@wmk.govt.nz

Submitter: Michael Patrick Schluter and Jean Margaret Shirley Schluter (**M & J Schluter**)
Postal address: c/- Anderson Lloyd,
Level 3, 70 Gloucester Street
Christchurch 8141
Email: sarah.eveleigh@al.nz
Telephone: 03 335 1217

- 1 This is a submission on the Proposed Waimakariri District Plan (**PWDP**).
- 2 M & J Schluter could not gain a trade competition advantage through this submission.
- 3 This submission relates to all provisions applying to 237 Johns Road, Rangiora, including but not limited to zoning and proposed provisions for the West Rangiora Development Area.

Background

- 4 M & J Schluter own land located 237 Johns Road, Rangiora (the **Property**), legally described as Lot 3 DP 341829.
- 5 The PWDP proposes that the Property is zoned Rural Lifestyle Zone (**RLZ**) and identified within the West Rangiora Development Area. The Property is shown outlined in the black and white dashed line below:



Submission summary

M & J Schluter generally support the identification of the site for future residential development in accordance with the proposed Outline Development Plan (**ODP**). In respect of the provisions to enable that development, M & J Schluter:

- (a) Conditionally support the West Rangiora Development Area provisions and proposed certification process, subject to amendments being made to the requirements for and process of certification; or
- (b) As alternative relief, seek that the Property be rezoned through the PWDP, consistent with the proposed ODP.

West Rangiora Development Area

- 6 M & J Schluter are conditionally supportive of the Future Development Area approach, which relies on certification by the District Council's Chief Executive in order to enable urban development.
- 7 However, a number of issues arise as to the criteria for and process of certification prescribed in the certification standard DEV-WR-S1. If these issues are not addressed, the certification standard will be uncertain, potentially unworkable, and unlawful. The issues identified are addressed in further detail below.
- 8 It is noted in the section 32 assessment for Development Areas that the proposed provisions are similar to those contained in the Dunedin City Council Second Generation Plan (**DCC 2GP**) Chapter 12. Further reference is made to those provisions as relevant to the issues identified below.

Discretion to certify

- 9 A particular concern with the current drafting of DEV-WR-S1 is the extent to which it does not properly provide a certification clause, but retains discretion for the Chief Executive. This occurs in two ways.
- 10 First, the current drafting of the provision does not require certification where the criteria are met. This submission seeks amendment to DEV-WR-S1 to provide that the Chief Executive must certify the release of land for development where the listed criteria are met. It is noted that this drafting is consistent with the decisions version of comparable provisions in the DCC 2GP.
- 11 Second, the criteria themselves contain a number of elements which are subjective and uncertain, and therefore *ultra vires*. As a general submission, amendments to these provisions are required to ensure that criteria for certification are clear and do not require subjective or discretionary judgement to be made as to whether they are satisfied. Without limiting the generality of this submission, further comment is made on specific provisions below.

Criterion for residential capacity

- 12 The current criterion (a) is that:

the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website

- 13 Any new development will "provide additional residential capacity to *help achieve or exceed* the projected total residential demand" (our *emphasis*). As phrased, this criterion does not require that a shortfall in residential capacity be identified in order for land to be released for development. It is therefore unclear why it would be necessary to refer to the most recent residential capacity analysis undertaken by Council. However, the introductory text to the WR provisions states that, for the four future development areas, provisions are included which provide for their transition from the underlying Rural Lifestyle Zone to development "if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones".
- 14 The Greater Christchurch Housing Development Capacity Assessment, July 2021, confirms an existing medium term residential capacity shortfall in Waimakariri District. Future Development Areas (**FDAs**), including the West Rangiora Development Area, have been identified through Change 1 to the Canterbury Regional Policy Statement (**CRPS**) to meet this shortfall. In excess of half of the identified FDAs are required to meet the medium term shortfall in Waimakariri District, and release of all FDAs are required to meet current projections for long term capacity requirements.
- 15 In addition, changes to the National Policy Statement for Urban Development (**NPSUD**) place an increased emphasis on the requirement for planning decisions to improve housing affordability by supporting competitive land and development markets.
- 16 In these circumstances, there should be no concern about the need to manage the release of FDAs identified in the CRPS for residential supply reasons, particularly as other criteria address the integration of this change in land use with infrastructure provision.
- 17 For these reasons, this submission seeks that criterion (a) be deleted from the certification requirements in DEV-WR-S1.

Criteria for geotechnical, flood, stormwater and transport assessments

- 18 The following criteria relate to provision of technical assessments:
 - (c) a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;
 - (e) a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;
 - (f) a transport assessment has been developed for this area and any recommendation contained within the assessment can be mitigated as part of the subdivision design and consent;
- 19 In each case, the criteria do not provide a clear standard for certification, and enable the exercise of discretion by the Chief Executive as to whether the assessments, and the proposed mitigations or recommendations, are sufficient. As such, the provisions create uncertainty, and are likely on occasion to result in the certification process becoming unworkable and the source of disputes. The retention of such discretion outside of a district plan or resource consent process is also likely to be unlawful.
- 20 Considering the matters raised in each of the clauses:
 - (a) In relation to geotechnical and flood risks assessments, Council should have been satisfied that these matters will not create an impediment to the development of the land for

residential use prior to the identification of the land as a FDA in the CRPS or PWDP.
Appropriate mitigation of any identified risk can be addressed at subdivision consent stage.

- (b) In relation to stormwater management, the ODP for the West Rangiora Development Area includes significant areas of land identified as stormwater reserve.
 - (c) The drafting of the criterion for transport is considered unclear, as it appears to require mitigation of a recommendation. Having regard to issues that regularly arise in plan change proceedings, it is considered that the transport assessment criterion has particular potential to result in dispute as to the recommendations and any mitigation required. As currently drafted this appears to retain discretion to the Chief Executive to be satisfied on these matters. To the extent that infrastructure upgrades are required to support the development, this is addressed through criterion (h).
- 21 As indicated by the drafting of these criteria, they essentially relate to matters of detailed design for the management of geotechnical and flood risk, stormwater and transportation. These are matters that can be addressed at subdivision consent stage and do not require further assessment for certification.
- 22 For these reasons, this submission seeks the criteria (c), (e), and (f) are deleted from the certification requirements in DEV-WR-S1.

Staging plans

- 23 Reference to staging plans occurs in DEV-WR-S1 certification criterion (g), Advice note DEV-WR-AN1, and Appendix DEV-WR-APP1.
- 24 The requirement for a staging plan in criterion (g) may be acceptable, on the understanding that this staging plan relates only to the development which is the subject of the application for certification. This is currently stated in sub-clause (i), but would be better articulated in clause (g) itself.
- 25 The Advice note addresses the wider staging of land certification where more areas of land are requested to be released than can meet the certification criteria. It refers to land being released in accordance with the staging plan, but we understand that this relates to a staging plan for the entirety of the Development Area, not the staging plan referred to in criterion (g).
- 26 No staging plan for the purposes of the Advice note is provided with the provisions. The Appendix states that:
- For water, wastewater and stormwater servicing reasons, staging of development from the south to the north is preferable, except where initial development can be serviced through a temporary commitment of existing infrastructure capacity.
- 27 Where staging is necessary, M & J Schluter support the proposed staging of development from the south to the north. Amendments to the Advice note DEV-WR-AN1 are sought to clarify that this is the approach to staging for the West Rangiora Development Area, and to remove the potential that the reference to a staging plan is interpreted as relating to staging plans required under criterion (g).

General Residential and Medium Density Residential Zoning

- 28 As an alternative to the Development Area approach, M & J Schluter seek rezoning of the Property through the PWDP, to General Residential and Medium Density Residential zoning as depicted on the proposed ODP.

- 29 As discussed above (paragraphs 14 - 15), the FDAs are necessary to meet housing development capacity shortfall in the Waimakariri District. The NPSUD directs that Council improve housing affordability by supporting competitive land and development markets. It also requires that Council provide, at all times, at least sufficient development capacity for the district to meet demand for housing the in short, medium and long term. In order to meet the requirement for sufficient development capacity, land must be plan-enabled. For short and medium term demand, plan-enabled requires that land is zoned for housing in the proposed district plan.
- 30 For these reasons it is not necessary to hold back the release of FDAs to manage release of residential development capacity, and rezoning the land now better gives effect to the NPSUD. To the extent that there are any infrastructure capacity reasons that the Property or the wider West Rangiora Development Area cannot be developed now, that can be addressed through a staging rule in the PWDP.
- 31 The section 32 assessment for the Development Areas identifies the significant time and cost associated with release of land by way of plan change, and proposes the Development Area approach to simplify land release. That intent is supported, however rezoning the land now would more efficiently and effectively address this issue and provide necessary housing development capacity.

Reasons

- 32 In addition to the reasons provided above, the proposed amendments to provisions or rezoning sought will:
- (a) assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (**RMA**) including the integrated management of the effects of the use and development of land;
 - (b) give effect to the NPSUD;
 - (c) give effect to the CRPS;
 - (d) meet the requirements of section 32 of the RMA; and
 - (e) promote the sustainable management of natural and physical resources in accordance with Part 2 of the RMA.

Decision Sought

- 33 M & J Schluter seek the following decision from the Waimakariri District Council:
- (a) Amendments to the WR provisions, to address the matters raised in this submission. Without limiting the generality of that relief, particular amendments are sought to the following WR provisions:
 - (i) Introduction;
 - (ii) DEV-WR-S1; and
 - (iii) DEV-WR-AN1;
 - (b) Alternatively, rezoning of the Property, consistent with the zoning identified on the proposed ODP; and

- (c) Such other relief as may be required to give effect to this submission, including alternative, further or consequential amendments to objectives, policies, rules and definitions of the PWDP that address the matters raised by M & J Schluter.

- 34 M & J Schluter wish to be heard in support of its submission, and will consider presenting a joint case with others presenting similar submissions.

A handwritten signature in black ink, appearing to read 'S Eveleigh', with a stylized, flowing script.

M & J Schluter

Signed by their duly authorised agents

Anderson Lloyd

Per: **Sarah Eveleigh**

26 November 2021

Further Submission on Proposed Waimakariri District Plan

Under Clause 8 of the First Schedule, Resource Management Act 1991

To: Waimakariri District Council
By email: developmentplanning@wmk.govt.nz

Submitter: Michael Patrick Schluter and Jean Margaret Shirley Schluter (**M & J Schluter**)
Postal address: c/- Anderson Lloyd,
Level 3, 70 Gloucester Street
Christchurch 8141
Email: sarah.eveleigh@al.nz
Telephone: 03 335 1217

- 1 This is a further submission on the Proposed Waimakariri District Plan (**PWDP**).
- 2 M & J Schluter are persons who have an interest in the PWDP greater than the interest the general public has, as the Submitters own land that is affected by matters raised in the submissions detailed in the table **attached**.
- 3 M & J Schluter own land located 237 Johns Road, Rangiora (the **Property**), legally described as Lot 3 DP 341829.
- 4 The further submissions, reasons for submissions and decisions sought are specified in the **attached** table.
- 5 M & J Schluter wish to be heard in support of their further submission, and will consider presenting a joint case at hearing with others who make a similar submission.



M & J Schluter

Signed by their duly authorised agents
Anderson Lloyd
Per: **Sarah Eveleigh**

21 November 2022

| This submission is in relation to the submission of: (name & number) | The submission point I/we support or oppose is | I/we oppose in part or in full/support in part or in full | Reasons for my/our support/opposition are: | Decision I/we wish the Council to make: |
|---|--|---|--|---|
| 246.3 – Fiona Aston for Miranda Hales | "Amend SD-O2: "Urban development and infrastructure that: ... 1. provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to <u>as a minimum</u> achieve the housing bottom lines in UFD-O1 ..." | Support | The amendment better gives effect to the National Policy Statement for Urban Development (NPS-UD). | Accept the submission |
| 246.4 Fiona Aston for Miranda Hales | Amend UFD-O1: "Feasible development capacity for residential activities <u>At least sSufficient feasible development capacity for residential activity in each township to meet specified housing bottom lines, a wide range of housing types, sizes and densities and a changing demographic profile of the District as follows: ...{updated housing capacity bottom lines}</u> " | Support | The amendment better gives effect to the NPS-UD. | Accept the submission |
| 246.5 Fiona Aston for Miranda Hales | Amend UFD-O2: " <u>At least sSufficient</u> feasible development capacity to meet commercial and industrial development demand." | Support | The amendment better gives effect to the NPS-UD. | Accept the submission |
| 246.6 Fiona Aston for Miranda Hales | Amend UFD-P6 "The release of land within the identified new | Support | The addition of "West Rangiora" corrects an omission in the notified text. The addition "or | Accept the submission |

| This submission is in relation to the submission of: (name & number) | The submission point I/we support or oppose is | I/we oppose in part or in full/support in part or in full | Reasons for my/our support/opposition are: | Decision I/we wish the Council to make: |
|--|---|---|--|---|
| | development areas of Kaiapoi, West Rangiora, North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to that enables residential activity to meet or exceed short to medium-term feasible development capacity and achievement of housing." | | exceed" better gives effect to the NSP-UD. The words "via a certification process" are considered unnecessary within the context of a policy, and deletion would be required if the issues with the certification process (identified in the original submission of M & J Schluter) are not resolved and certification process is removed. | |
| 62.58 Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited | Amend the criteria in DEV-WR-S1: "1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the [XYZ] Development Area: ... <u>x. all network utility companies providing telecommunications (fibre or mobile networks), electricity distribution and gas reticulation) to the development area have been advised of the expected timing and enabled capacity of development."</u> | Oppose | The additional matter is unnecessary. The identification of Future Development Areas (FDAs) provides notice to utility providers of the areas to be serviced in future. | Reject the submission |
| 266.13 199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever | Amend DEV-WR-S1(2) to resolve issue of the proposed three year lapsing period for certification approval creating a timing anomaly in terms of the subdivision's Section 224(c) certificate. | Support | Agree that the lapsing period for certification approval is too restrictive and has the potential to create inconsistencies with subdivision approvals. | Accept the submission |

| This submission is in relation to the submission of: (name & number) | The submission point I/we support or oppose is | I/we oppose in part or in full/support in part or in full | Reasons for my/our support/opposition are: | Decision I/we wish the Council to make: |
|---|--|---|---|---|
| 277.72 Beca – Hugh Loughman for Ministry of Education | Amend DEV-WR-S1: "1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the West Rangiora Development Area: ... i. <u>There is sufficient capacity in current and/or planned educational facilities for the increase in student population due to development and assessment of any other potential impacts of the development on educational facilities has been undertaken.</u> " | Oppose | The additional matter is unnecessary. The identification of FDAs provides the Ministry of Education with clear and early guidance as to the location and extent of increases in student populations to be provided for. | Reject the submission |
| 316.8 Canterbury Regional Council | UFD-P2 Amend UFD-P2 to give effect to Chapter 6 in the Canterbury Regional Policy Statement. Concerned that clause 2 appears to provide for new Residential Development Areas within Greater Christchurch that are outside of the future development areas identified in Map A of the CRPS. To give effect to Policy 5.3.12 of the CRPS, the need to protect highly productive soils should also be considered when assessing any new development areas. | Oppose | It is not clear how the Regional Council intends to amend the policy. The submitter opposes any amendment to clause 1 (in relation to Residential Development Areas) or any other amendment which would required consideration of highly productive soils within the identified FDAs. | Reject the submission |
| 316.15 | UFD-P10 | Oppose | Recognition of the loss of productive soils, and any direction that such loss should be avoided, | Reject the submission |

| This submission is in relation to the submission of: (name & number) | The submission point I/we support or oppose is | I/we oppose in part or in full/support in part or in full | Reasons for my/our support/opposition are: | Decision I/we wish the Council to make: |
|---|--|---|---|---|
| Canterbury Regional Council | <p>Provide clarity regarding what is meant by “new development areas”.</p> <p>Provide recognition for the irreversible loss of productive soils to new development areas which should be avoided unless necessary.</p> | | is inappropriate in respect of residential zones and FDAs. | |
| 316.187 Canterbury Regional Council | <p>Amend certification process to include:</p> <ul style="list-style-type: none"> - All natural hazards in Future Development Areas are assessed and it is demonstrated that risks can be avoided or mitigated before land is released for development. This includes not increasing risk to surrounding land through mitigation techniques. Deferring effective consideration to the subdivision stage is inadequate. - Identification and protection of indigenous biodiversity, especially wetlands, given the policy positioning in the National Policy Statement on Freshwater Management and the rules in the National Environmental Standards for Freshwater. | Oppose | <p>The FDAs have been identified in the Canterbury Regional Policy Statement as very limited areas of Greater Christchurch within which future urban development can occur. The Regional Council should have been satisfied that all natural hazard risks in the FDAs could be avoided or mitigated before identifying these areas in the CRPS.</p> <p>Management of natural hazards and indigenous biodiversity are otherwise matters that are appropriately addressed at subdivision stage.</p> | Reject the submission |
| 295.70 Horticulture NZ | <p>Amend SD-O2:</p> <p>"...</p> <p>11. that avoids versatile soils and avoids creating incompatible activities on rural zone boundaries."</p> | Oppose | The amendment is too broad and does not allow for urban development on land already zoned or otherwise identified for that purpose. | Reject the submission |

| This submission is in relation to the submission of: (name & number) | The submission point I/we support or oppose is | I/we oppose in part or in full/support in part or in full | Reasons for my/our support/opposition are: | Decision I/we wish the Council to make: |
|---|---|---|---|---|
| 295.74, 295.205, 206, 210 Horticulture NZ | Amend UFD-P1 - P9 to ensure the life supporting capacity of soils are safeguarded. | Oppose | The amendments are inappropriate in the context of land that has been zoned or otherwise identified for future urban development. | Reject the submission |
| 295.75 Horticulture NZ | Amend UFD-P10: "Within Residential Zones and new development areas in Rangiora and Kaiapoi: ... 2. minimise <u>avoid</u> reverse sensitivity effects on primary production from activities within new development areas. <u>Where avoidance compromises through setbacks and screening, without compromising the efficient delivery of new development areas, then impacts are mitigated through development design, setbacks, and screening.</u> " | Oppose | The amendments are inappropriate in the context of land that has been zoned or otherwise identified for future urban development. | Reject the submission |
| 295.99 Horticulture NZ | Insert new policy SUB-PX: "Within the Rural Zones and in urban areas with an interface with a rural zone ensure that subdivision does not compromise the use of highly productive land and versatile land for rural production." | Oppose | The amendments are inappropriate in the context of land that has been zoned or otherwise identified for future urban development. | Reject the submission |
| 295.100 Horticulture NZ | Amend SUB-MCD10: "... 2. <u>Potential reverse sensitivity effects with rural production on surrounding land.</u> 3. <u>Loss of highly productive land or versatile soils from rural production.</u> " | Oppose | The amendments are inappropriate in the context of land that has been zoned or otherwise identified for future urban development. | Reject the submission |

| This submission is in relation to the submission of: (name & number) | The submission point I/we support or oppose is | I/we oppose in part or in full/support in part or in full | Reasons for my/our support/opposition are: | Decision I/we wish the Council to make: |
|---|--|---|---|---|
| | Or alternative relief to address the identified issue. | | | |
| 414.58, 59 Federated Farmers | Amend UFD-P1 and P2 by inserting an additional clause 3: "... <u>3. Avoid where practicable any development on LUC 1-3 soils.</u> " | Oppose | The amendments are inappropriate in the context of land that has been zoned or otherwise identified for future urban development. | Reject the submission |
| 414.67 Federated Farmers | Amend UFD-P10: "... <u>3. Minimise reverse sensitivity effects on primary production, including LUC 1-3 soils.</u> " | Oppose | The amendments are inappropriate in the context of land that has been zoned or otherwise identified for future urban development. | Reject the submission |
| 414.206 Federated Farmers | Amend SUB-O1(3): "3. supports protection of cultural and heritage values, <u>high class soils</u> and conservation values, and ..." | Oppose | The amendments are inappropriate in the context of land that has been zoned or otherwise identified for future urban development. | Reject the submission |
| 169.12 NZ Pork | Amend UFD-P2 Identification/location of new Residential Development Areas, to include criteria for considering effects on primary production and highly productive land | Oppose | | Reject the submission |
| 325.3 Kainga Ora | Amend SD-O2: "Urban development and infrastructure that: 1. is consolidated and integrated with the well <u>functioning</u> urban environments; 2. that recognises existing character, <u>planned urban</u> | Accept in part (clause 4) | The amendments better give effect to the NPS-UD. This further submission does not relate to the requested deletion of clause 10. | Accept that part of the submission seeking amendments to clauses 1, 2 and 4 |

| This submission is in relation to the submission of: (name & number) | The submission point I/we support or oppose is | I/we oppose in part or in full/support in part or in full | Reasons for my/our support/opposition are: | Decision I/we wish the Council to make: |
|---|---|---|--|---|
| | <p>form and amenity values, and is attractive and functional to residents, businesses and visitors; ...</p> <p>4. provides a range <u>and mix</u> of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve <u>at all times at least</u> the housing bottom lines in UFD-O1; ...</p> <p>10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED4."</p> | | | |
| 325.27 Kainga Ora | <p>Amend UFD-O1:</p> <p>"There is, at all times, at least Ssufficient feasible development capacity for residential activity to meet specified housing bottom lines..."</p> | Support | The amendment better gives effect to the NPS-UD. | Accept the submission |
| 325.28 Kainga Ora | <p>Amend UFD-O2:</p> <p>"There is, at all times, at least S sufficient feasible development capacity to meet commercial and industrial development demand <u>over the short term, medium term and the long term.</u>"</p> | Support | The amendment better gives effect to the NPS-UD. | Accept the submission |

Submission on Variation 1 to the Proposed Waimakariri District Plan

Under Clause 6 of the First Schedule, Resource Management Act 1991

To: Waimakariri District Council
By email: developmentplanning@wmk.govt.nz

Submitter: Michael Patrick Schluter and Jean Margaret Shirley Schluter (**M & J Schluter**)
Postal address: c/- Anderson Lloyd,
Level 3, 70 Gloucester Street
Christchurch 8141
Email: sarah.eveleigh@al.nz
Telephone: 03 335 1217

- 1 This is a submission on Variation 1 (**V1**) to the Proposed Waimakariri District Plan (**PWDP**).
- 2 M & J Schluter could not gain a trade competition advantage through this submission.
- 3 M & J Schluter made a submission on the PWDP. Except where this submission provides an update to the relief sought, this submission should be read alongside and subject to that earlier submission.

Background

- 4 M & J Schluter own land located 237 Johns Road, Rangiora (the **Property**), legally described as Lot 3 DP 341829.
- 5 The PWDP proposes that the Property is zoned Rural Lifestyle Zone (**RLZ**) and identified within the West Rangiora Development Area. No amendment to that is proposed by V1. The Property is shown outlined in the black and white dashed line below, in the south-west corner of the Development Area:



6 M & J Schluter's original submission on the PWDP:

- (a) Conditionally supported the West Rangiora Development Area provisions and proposed certification process, subject to amendments being made to the requirements for and process of certification; or
- (b) As alternative relief, sought that the Property be rezoned through the PWDP, consistent with the proposed Rangiora West Outline Development Plan (**ODP**).

Submission summary

- 7 This submission on V1 seeks to update that relief sought by M & J Schluter in their original submission on the PWDP, to accord with the direction contained in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**), including the direction for the mandatory implementation of medium density residential standards (**MDRS**). Specifically, it seeks:
- (a) Amendments to the ODP and DEV-WR-APP1 provisions; and
 - (b) Rezoning of the Property to Medium Density Residential Zone.

West Rangiora Development Area

- 8 Within Part 3, New Development Areas, WR – West Rangiora Development Area, V1 proposes amendments to the 'Activity Rules – if certification has been approved' to delete 'DEV-WR-R1 Activities provided for in General Residential Zone'. 'DEV-WR-R2 Activities provided for in Medium Density Residential Zone' is retained (and renumbered). Those changes are supported.
- 9 The majority of the Property is identified on the ODP as "General Residential Density", with only a small area to the north of the Property identified as "Medium Residential Density" (as shown on the excerpt under paragraph 6, above). M & J Schluter seek that the Rangiora ODP be amended to identify that Medium Residential Density will be enabled on all residential areas of the ODP.
- 10 DEV-WR-APP1 also contains direction about residential density, under the headings Land Use; Movement Network; Open Space and Stormwater Reserves; and Fixed Outline Development Plan Features for the West Rangiora Development Area. M & J Schluter also seek that DEV-WR-APP1 be amended to reflect that Medium Residential Density will be enabled on all residential areas of the ODP.
- 11 M & J Schluter's original submission points in relation to amendments to the certification criteria and process remain applicable.

Rezoning to Medium Density Residential Zone

- 12 As an alternative to the Development Area approach, M & J Schluter seek rezoning of the Property through V1 to Medium Density Residential Zone.
- 13 Central government has, through the NPS-UD 2020 and Amendment Act, provided clear and consistent direction to local authorities to increase housing capacity. A shortfall in medium and long term residential capacity in Waimakariri has been identified in the Ground Christchurch Housing Development Capacity Assessment (July 2021). The section 32 report for V1 – Rezoning reiterates the need for significant additional housing capacity (an additional 13,600

dwelling by 2051). The release of land identified in Future Development Areas, including West Rangiora, is required to meet this demand.

- 14 As the section 32 report also identifies, the current planning regime has not effectively provided land that is available and feasible to meet demand for housing, and there is evidence of land shortages resulting in significant increases in the price of residential land. The rezoning proposed through V1 will provide for approximately 1000 dwellings, while the imposition of the MDRS is projected to result in an additional 269 dwellings being built in Waimakariri in the next five to eight years.¹ That provides a very limited response to the housing capacity issue.
- 15 A more appropriate response to enable housing supply would be to rezone land within the West Rangiora Development Area now. This land has been identified as an appropriate location for urban growth through Change 1 to the Canterbury Regional Policy Statement. There are no impediments to the development of this land. To the extent that there are any infrastructure capacity reasons that the Property or the wider West Rangiora Development Area cannot be fully developed now, that can be addressed through a staging rule.

Reasons

- 16 In addition to the reasons provided above, the proposed amendments to provisions and rezoning sought will:
 - (a) assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (**RMA**) including the integrated management of the effects of the use and development of land;
 - (b) give effect to the NPS-UD;
 - (c) give effect to the CRPS;
 - (d) meet the requirements of section 32 of the RMA; and
 - (e) promote the sustainable management of natural and physical resources in accordance with Part 2 of the RMA.

Decision Sought

- 17 M & J Schluter seek the following decision from the Waimakariri District Council:
 - (a) Amend the West Rangiora ODP and DEV-WR-APP1 to reflect that all residential land within the ODP will be enabled for medium density residential development; and
 - (b) Either:
 - (i) Rezone the Property to Medium Density Residential Zone; or
 - (ii) Amend the certification criteria and process as sought in M & J Schluter's original submission on the PWDP; and

¹ Section 32 – Housing Intensification, at page 46

- (c) Such other relief as may be required to give effect to this submission, including alternative, further or consequential amendments to objectives, policies, rules and definitions of the PWDP that address the matters raised by M & J Schluter.

- 18 M & J Schluter wish to be heard in support of this submission, and will consider presenting a joint case with others presenting similar submissions.

A handwritten signature in black ink, appearing to read 'S Eveleigh', with a stylized, flowing script.

M & J Schluter

Signed by their duly authorised agents

Anderson Lloyd

Per: **Sarah Eveleigh**

9 September 2022

Appendix B – A copy of the Decision

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 36

Hearing Stream 12E Rezoning Requests – Residential Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 12E** comprised Commissioners Gina Sweetman (Chair), Gary Rae, Allan Cubbitt, Megen McKay, Neville Atkinson and Niki Mealings. Commissioners Atkinson and Mealings were not involved in deliberations on rezonings involving Airport Noise matters.

1. Introduction

Report outline and approach

1. This is Report 36 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses submissions received requesting the district plan maps are amended to rezone land to Residential.
3. We have structured our discussion on these topics and other rezoning requests differently to our other Recommendation Reports, as the rezoning requested is the focus of the decision sought by the submitter.
4. This Recommendation Report contains **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
5. We record that all submissions requesting rezoning of land to residential have been taken into account in our deliberations. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Report, which are available on the Council's website.
6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report authors' recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their

reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.

9. A fuller discussion of our approach in this respect is set out in Report 1.

2. Residential Rezoning

Recommendations

10. The PDP Panel record their agreement to the s42A report author's recommendations in respect to all the submissions seeking rezonings. We note that Mr Wilson provided a thorough and comprehensive s42A report, written responses to our preliminary questions, and a Reply Report in response to matters raised at the hearing in respect to the rezonings. We also relied on our recommendations in respect to the Strategic Directions and in particular the Urban Form and Development Objectives and Policies when evaluating the evidence before us in respect to these rezoning requests.
11. We note that Mr Wilson helpfully included an evaluation of matters relevant to the Airport Noise contour and the application of Policy 6.3.5 of the RPS and its relationship to the NPS-UD in his reports. We also received additional evidence and representations relating to the Airport Noise contour. The IHP's recommendations on the Airport Noise Contour are contained in Report 29. Because of this split, Commissioners Mealings and Atkinson were not involved in deliberations on rezonings involving the Airport Noise Contour.
12. In line with our exceptions approach to reporting, we do not address the substance of these submissions further.
13. However, while we agree with the recommendations on rezoning, we recommend amendments to the Development Area and associated Outline Development Plan ('ODP') provisions for several of the rezonings for both consistency and also to ensure that they can be implemented as intended. In doing so, we acknowledge the effort that both the report author and the submitters' planners put in to developing a generally consistent set of Development Area and ODP provisions, as this greatly assisted us in responding to the submissions made and making our recommendations.

Amendments to Development Area Provisions

14. Having reviewed the proposed Development Area provisions, we have made recommendations to:
 - (a) improve the "implementability" of the provisions
 - (b) be consistent with the How the Plan Works section of the PDP.

15. At a high level, these amendments have involved:
- (a) Changing the standard Rule 1 across the board so it requires land use, development and subdivision to be in accordance with the ODP and to comply with any specific Development Area Standard
 - (b) Including an Advisory Note which states that the rules and standards in the specific Development Area Chapter apply in addition to those in the rest of the Plan, and where they differ, that the Development Area rules and standards substitute that rule or standard.
 - (c) Amend the format of the standards for fixed features in an ODP
 - (d) Amend the format of standards requiring a staging approach for particular identified Precincts so it is clearer what is required to occur and when and to reduce any subjectivity of compliance with the standards
 - (e) Remove parts of proposed rules which are subjective.
16. The following table sets out at a high level the changes we recommend for each Development Area:

| Development Area | Panel recommendations |
|---------------------------|--|
| WR – West Rangiora | Amend the format of DEV-WR-R1 Include an amended Advisory Note Amend the format of DEV-WR-S1 |
| NWR – Northwest Rangiora | Amend the format of DEV-NWR-1 Include an amended Advisory Note |
| NER – North East Rangiora | Amend the format of DEV-NER-R1 Include an amended Advisory Note Amend the format of DEV-NER-S1 |
| SER – South East Rangiora | Amend the format of DEV-SER-R1 Removed the recommended clause regarding contiguous development from R1 as being subjective Change the format of DEV-SER-R2 for staging Amended the title of DEV-SER-R3 and the rule format Include an amended Advisory Note Amend the format of DEV-SER-S1 Amended some of the text in the ODP relating to the additional land to refer to the zoning and future plan changes. |
| GD – Gressons Road | Minor amendments to the wording of the introduction Amend the format of DEV-GD-R1 Amend the title and format of DEV-GD-R2 Include an amended Advisory Note |
| SEWD – South East Woodend | Minor amendments to the wording of the introduction Amend the format of DEV-SEWD-R1 Amend the title and format of DEV-SEWD-R2 |

| | |
|--------------------|--|
| | Include an amended Advisory Note Amend the format of DEV-SEWD-S1 |
| K – Kaiapoi | Amend the format of DEV-K-R1 Amend the title and format of DEV-K-R2 Include an amended Advisory Note Amend the format of DEV-K-S1 |
| SK – South Kaiapoi | Amend the format of DEV-SK-R1 Include an amended Advisory Note Amend the format of DEV-SK-S1 |

We note that Mr Wilson recommended deleting the introductions for both the K – Kaiapoi and SER – South East Rangiora Development Areas and did not recommend any new introductions in their place. With the absence of any recommended new text from either the Council or submitters, we have not included any new introduction. The Council may wish to consider consistency through a subsequent plan change.

17. We note that in reviewing the Development Areas we have also recommended minor grammatical edits to some of the descriptive text.

3. Conclusion

18. For the reasons summarised above, we recommend amendments be made to the Planning Maps to show the rezoning of the sites for which we have recommended rezoning occurs, and the adoption of a set of associated changes to the PDP provisions. Our recommended versions of the Development Area Chapters are shown in Appendix 2.
19. Overall, we find that our recommendations in respect to the Residential Rezoning requests will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

Appendix 1: Submitter attendance and tabled evidence for residential rezonings, hearing stream 12E

| Attendee | Speaker | Submitter No. |
|---------------------------------|--|----------------------|
| Council reporting officer | <ul style="list-style-type: none"> • Mr Peter Wilson | |
| Dalkeith Holdings Limited | <ul style="list-style-type: none"> • Mr Ivan Thomson (Planning) | PDP 242, V1 57 |
| Miranda Hales | <ul style="list-style-type: none"> • Mr Ivan Thomson (Planning) | PDP 246, V1 55 |
| B and A Stokes | <ul style="list-style-type: none"> • Mr Andrew Hall (Engineering) • Mr Chris Rossiter (Traffic) • Mr Jonathan Clease (Planning) • Ms Nicole Lauenstein (Urban design) • R Murdoch (Legal) | PDP 214, V1 29 |
| Richard and Geoff Spark | <ul style="list-style-type: none"> • Ms Lisa Williams (Transport) • Ms Nicole Lauenstein (Urban design) • Mr Geoff Spark • Mr Ivan Thomson (Planning) • D Caldwell (Legal) | PDP 183, V1 61 |
| Woodwater Limited | <ul style="list-style-type: none"> • Mr Ivan Thomson (Planning) • G J Cleary (Legal) | PDP 215, V1 48 |
| Rachel Hobson and Bernard Whimp | <ul style="list-style-type: none"> • Mr Bryan McGillan (Planning) • Mr Andrew Leckie (Transport) • Mr Jade McFarlane (Urban design) • Ms Jenny Bull (in support of Ms Pandrea) • S Eveleigh (Legal) | PDP 179 |
| Doncaster Developments Limited | <ul style="list-style-type: none"> • Ms Patricia Harte (Planning) • Mr Ray Edwards (Transport) • M Perpick (Legal) | PDP 290 |
| Momentum Land Limited | <ul style="list-style-type: none"> • C Fowler (Legal) • Mr Geoffrey Dunham (Soils, North Block & South Block) • Ms Anna Sleight (Geotechnical) • Mr Mark Morley (Contamination) • Mr Manu Miskell (Infrastructure) • Mr Andy Carr (Transport) • Mr Bruce Weir (Urban design) • Mr Danny Kamo (Landscape) • Mr Richard Brunton (Flooding) • Mr Fraser Colegrave (Economics) • Ms Annabelle Coates (Ecology) • Mr Mark Allan (Planning) • Mr Brian Putt (Planning) • Mr Shane Fairmaid | PDP 173 |
| Mike Greer Homes NZ Limited | <ul style="list-style-type: none"> • Mr Gregory Whyte (Flooding) • Ms Patricia Harte (Planning) • Mr Brian Putt (Planning) • C Fowler (Legal) | PDP 332 |

| | | |
|---|---|--------------------------------------|
| Bellgrove Rangiora Limited | <ul style="list-style-type: none"> • Mr Mathew Collins (Transport) • Ms Michelle Ruske-Anderson (Planning) • C Fowler (Legal) | PDP 413, V1 79, FS 85 V1 FS 18 |
| Carolina Homes Limited, Allan Downs Limited, 199 Johns Road Limited | <ul style="list-style-type: none"> • Ms Claire McKeever (Planning) | PDP 266, V1 58 |
| Karl Lutterman | <ul style="list-style-type: none"> • Mr Karl Lutterman | PDP 128 |
| David and Ellenor Whitfield | <ul style="list-style-type: none"> • Mr David Whitfield and Ms Ellenor Whitfield | PDP 96 |
| G and E Kelley | <ul style="list-style-type: none"> • Mr Greg Kelley | PDP 391 |
| Christchurch International Airport Limited | <ul style="list-style-type: none"> • Mr John Kyle (Planning) • J Appleyard (Legal) | PDP 80, V1 15 |
| Carolyn Hamlin | <ul style="list-style-type: none"> • Ms Carolyn Hamlin | PDP 314 |
| Carolina Homes Limited (for 20 Angus Place) | <ul style="list-style-type: none"> • Ms Claire McKeever | PDP 223 |
| Fusion Homes Ltd | <ul style="list-style-type: none"> • Mr Stewart Fletcher (Planning) | PDP 121 |
| Ranier and Ursula Hack | <ul style="list-style-type: none"> • Mr Stefan Hack • Mr Andrew Carr (Transport) • Mr James Hopkins (Three waters) • Mr Bernard Warmington (Planning) | PDP 201 |
| Carter Group Limited and Rolleston Industrial Developments | <ul style="list-style-type: none"> • Mr Jeremy Phillips (Planning) • J Appleyard (Legal) | PDP 326, V1 60 |
| Nick and Cilla Taylor | <ul style="list-style-type: none"> • Mr Nick Taylor | PDP 298 |
| Northwest Rangiora Owners Group | <ul style="list-style-type: none"> • Phillipa Watkins • Richard Townshend | PDP 181 |
| Martin Pinkham | <ul style="list-style-type: none"> • Mr Martin Pinkham | PDP 184, 193 |
| Tabled Evidence | | |
| Dalkeith Holdings Limited | <ul style="list-style-type: none"> • Ms Fran Hobkirk (Soil contamination) • Mr Steven Roberts (Natural hazards) | PDP 242, V1 57 |
| Miranda Hales | <ul style="list-style-type: none"> • Ms Hollie Griffiths (Soil contamination) • Mr Steven Roberts (Natural hazards) | PDP 246, V1 55 |
| B and A Stokes | <ul style="list-style-type: none"> • Mr David John Robotham (Contaminated land) • Mr Gary Sellars (Market analysis) • Mr Matthew Lester (Landscape and visual assessment) • Ms Natalie Hampson (Economics) • Mr Neil Charters (Geotechnical engineering) • Mr Paul Farrelly (Greenhouse gas emissions) • Mr Roland Payne (Ecology) • Mr Victor Mthamo (Soils) | PDP 214, V1 29 |
| Richard and Geoff Spark | <ul style="list-style-type: none"> • Mr Alastair McNabb (Civil works and servicing infrastructure) • Dr Amir Montakhab (Flood Risk Assessment) | PDP 183, V1 61 |

| | | |
|---------------------------------|--|--------------------------------------|
| | <ul style="list-style-type: none"> • Ms Catherine Nieuwenhuijsen (Odour) • Mr Fraser Colegrave (Economics) • Mr Mark Taylor (Ecology) • Mr Mason Reed (Geotechnical engineering) • Mr Matthew Lester (Landscape and visual assessment) • Mr Sean Finnigan (Soil contamination) • Mr Stuart Ford (Productivity and NPS-HPL) | |
| Woodwater Limited | <ul style="list-style-type: none"> • Mr Andrew Hall (Engineering) • Mr David John Compton-Moen (Landscape design) • Mr David Smith (Transportation Planning) • Mr Mark Taylor (Ecology) | PDP 215, V1 48 |
| Rachel Hobson and Bernard Whimp | <ul style="list-style-type: none"> • Ms Natalie Hampson (Economics) • Mr Nicholas Harwood (Geotechnical) • Ms Stephany Pandrea (Infrastructure and Flooding) • Mr Phillippe Dumont (Contaminated land) | PDP 179 |
| Doncaster Developments Limited | <ul style="list-style-type: none"> • Mr Tim Heath (Economics) • Mr Giles Learman (Contaminated land) • Mr Regan Smith (Infrastructure) • Mr Vikramjit Singh (Urban design) • Mr Christopher Prebble | PDP 290 |
| Mike Greer Homes NZ Limited | <ul style="list-style-type: none"> • Mr Neil Charters (Geotechnical) • Mr David Robotham (Contamination) • Mr Geoffrey Dunham (Soils) • Mr Mathew Collins (Transport) • Mr William Reeve (Acoustic) • Mr Fraser Colegrave (Economics) • Ms Lydia Metcalfe (Ecology) • Mr Vikramjit Singh (Urban design) • Mr Rory Langbridge (Landscape design) • Mr Jamie Verstappen (Three waters) • Mr Michael Greer | PDP 332 |
| Bellgrove Rangiora Limited | <ul style="list-style-type: none"> • Ms Wendy Whitley (Contaminated Land) • Dr Morgan Tracy-Mines (Ecology) • Mr Fraser Colegrave (Economics) • Mr David Delagarza (Stormwater) • Mr Jan Kupec (Geotechnical) • Mr Jason Trist • Mr Tony Milne (Landscape architecture) | PDP 413, V1 79, FS 85 V1 FS 18 |

| | | |
|--|---|--|
| | <ul style="list-style-type: none"> • Ms Michelle Ruske-Anderson (Planning) • Mr Geoffrey Dunham (Primary production) • Mr Paul McGowan • Ms Della Bennet (in support of Dr Tracy-Mines) | |
|--|---|--|

Submitter attendance and tabled evidence for FUDA, Hearing Stream 10A

| Attendee | Speaker | Submitter No. |
|---------------------------|--|----------------------|
| Council reporting officer | • Mr Peter Wilson | |
| Miranda Hale | • Mr Ivan Thomson | V1 55 |
| Richard and Geoff Spark | • Mr Ivan Thomson | V1 104 |
| Bellgrove Rangiora Ltd | <ul style="list-style-type: none"> • Ms Michelle Ruske-Anderson • Mr Jason Trist • C Fowler | V1 79 |
| Tabled Evidence | | |
| N/A | • N/A | N/A |

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

Scope for PDP changes:

Each residential rezoning area has a primary submitter or submitters. Rather than individually identifying the scope for each change, the scope for the recommended PDP changes is outlined at the beginning of each development area, using the approach taken in Mr Wilson's Hearing 12E reports that have set this out. A number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors.

WR - West Rangiora Development Area

Submission scope for recommended PDP changes

| |
|--|
| South Block |
| <ul style="list-style-type: none">199 Johns Rd etc, Carolina Homes Limited, Allan Downs Ltd [266], Michael Skelley [297], Robert Jack Paterson [340], R J Paterson Family Trust [FS 19], M & J Schluter [PDP 406, V1 76], John and Coral Broughton [223], Survus Consultants Limited [250] |
| Middle Block |
| <ul style="list-style-type: none">Alphons and Elisabeth Sanders [118], Nick and Cilla Taylor [298], Dalkeith Holdings [242, V1 57], Miranda Hales [246, V1 55], Survus [250] |
| North Block |
| <ul style="list-style-type: none">Blakemore [319], Zahner [213], Ben Dormer [V1 40], Survus [250] |
| Other |
| <ul style="list-style-type: none">Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors |

Introduction

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

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

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

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

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

| Objectives | |
|------------|---|
| DEV-WR-O1 | Development area West Rangiora Development Area contributes to achieving feasible development capacity for residential activities. |
| Policies | |
| DEV-WR-P1 | Future urban development Provide for future urban development in a Development Area (in accordance with DEV-WR-APP1—West Rangiora Outline Development Plan) through a certification process by the District Council's Chief Executive Officer or their delegate when: |

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

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

| DEV-WR-R1 Activities provided for in General Residential Zone <u>Activities in the West Rangiora Development Area Outline Development Plan Area</u> | |
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| <p>Activity status: PER</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <ol style="list-style-type: none"> 1. GRZ-R1 to GRZ-R18; and 2. all General Residential Zone Built Form Standards; <p><u>land use, development, and subdivision:</u></p> <ol style="list-style-type: none"> 1. <u>is in accordance with DEV-WR-APP1; and</u> 2. <u>complies with DEV-WR-S1;</u> | <p>Activity status when compliance not achieved: see activity status for GRZ-R1 to GRZ-R18 DIS</p> |
| Advisory Note | |

The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.

Activity status: RDIS

~~Where this activity complies with the following activity rules/standards in the General Residential Zone:~~
~~3. GRZ-R19 to GRZ-R21; and~~
~~4. all General Residential Zone Built Form Standards.~~

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

Activity status: DIS

~~Where this activity complies with the following activity rules/standards in the General Residential Zone:~~
~~5. GRZ-R22 to GRZ-R28; and~~
~~6. all General Residential Zone Built Form Standards.~~

Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28

Activity status: NC

~~Where this activity complies with the following activity rules/standards in the General Residential Zone:~~
~~7. GRZ-R29 to GRZ-R40; and~~
~~8. all General Residential Zone Built Form Standards.~~

Activity status when compliance not achieved: see activity status for GRZ-R29 to GRZ-R40

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

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

DEV-WR-R2 Activities provided for in Medium Density Residential Zone

Activity status: PER

~~Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:~~
~~1. MRZ-R1 to MRZ-R17; and~~

Activity status when compliance not achieved: see activity status for MRZ-R1 to MRZ-R17

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

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| Activity status: RDIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: 3. LCZ-R21 to LCZ-R24; and 4. all Local Centre Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for LCZ-R21 to LCZ-R24 |
| Activity status: DIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: 5. LCZ-R25; and 6. all Local Centre Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for LCZ-R25 |
| Activity status: NC Where this activity complies with the following activity rules/standards in the Local Centre Zone: 7. LCZ-R26 to LCZ-R27; and 8. all Local Centre Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for LCZ-R26 to LCZ-R27 |
| For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Local Centre Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1. | |
| DEV-WR-R4 Activities provided for in Open Space Zone | |
| Activity status: PER Where this activity complies with the following activity rules/standards in the Open Space Zone: 1. OSZ-R1 to OSZ-R15; and 2. all Open Space Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15 |
| Activity status: RDIS | Activity status when compliance not achieved: see activity status for OSZ-R16 |

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| Where this activity complies with the following activity rules/standards in the Open Space Zone: 3. OSZ-R16; and 4. all Open Space Zone Built Form Standards. | |
| Activity status: DIS Where this activity complies with the following activity rules/standards in the Open Space Zone: 5. OSZ-R17 to OSZ-R18; and 6. all Open Space Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18 |
| Activity status: NC Where this activity complies with the following activity rules/standards in the Open Space Zone: 7. OSZ-R19 to OSZ-R21; and 8. all Open Space Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21 |
| For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1. | |
| DEV-WR-R5 Subdivision Activities in the Development Area if certification has been approved | |
| Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3 |
| Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: | Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8 |

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| 3. SUB-R4 to SUB-R8; and 4. all Subdivision Standards. | |
| Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R9; and 6. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R9 |
| Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R10 to SUB-R11; and 8. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11 |
| For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1. | |

Activity Rules – if certification has not been approved

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

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| Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. RLZ-R17 to RLZ-R23; and 4. all Rural Lifestyle Zone Built Form Standards. | |
| Activity status: DIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. RLZ-R24 to RLZ-R38; and 6. all Rural Lifestyle Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38 |
| Activity status: NC Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. RLZ-R39 to RLZ-R41; and 8. all Rural Lifestyle Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41 |
| For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1. | |
| DEV-WR-R7 Subdivision activities in the Rural Lifestyle Zone | |
| Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3 |
| Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: | Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8 |

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

Development Areas Standards

| DEV-WR-S1 Certification for West Rangiora Development Area—Criteria <u>West Rangiora Development Area Outline Development Plan</u> Fixed Features | |
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| 1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the West Rangiora Development Area: a. the development will provide additional residential capacity to help achieve or exceed the projected total | Activity status where compliance is not achieved: <u>N/ADIS</u> |

- ~~residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and~~
- ~~b. residential development within the West Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice:~~
- ~~i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice;~~
 - ~~ii. on-demand water schemes will have to capacity to deliver greater than 2000 litre connections per day at peak demand;~~
 - ~~iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time;~~
 - ~~iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released;~~
- ~~c. a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;~~

- ~~d. there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;~~
- ~~e. a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;~~
- ~~f. a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;~~
- ~~g. a staging plan including:~~
 - ~~i. the amount of new residential sites created in the development subject to the application for certification;~~
 - ~~ii. number of stages for the development; and~~
 - ~~iii. how many sites will be created per stage;~~
- ~~h. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.~~

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

1. The following shall be provided as fixed features on the ODP:
 - a. Location of the commercial/business centre at the juncture of Oxford Road and the north/south road
 - b. Green link with cycleway adjoining the north/south road

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

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

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

Appendix

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

~~Land Use Plan~~

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

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

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

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

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

Movement Network

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

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

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

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

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

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

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

Open Space and Stormwater Reserves

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

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

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

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

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

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

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

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

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

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

Water and Wastewater Network

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

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

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

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

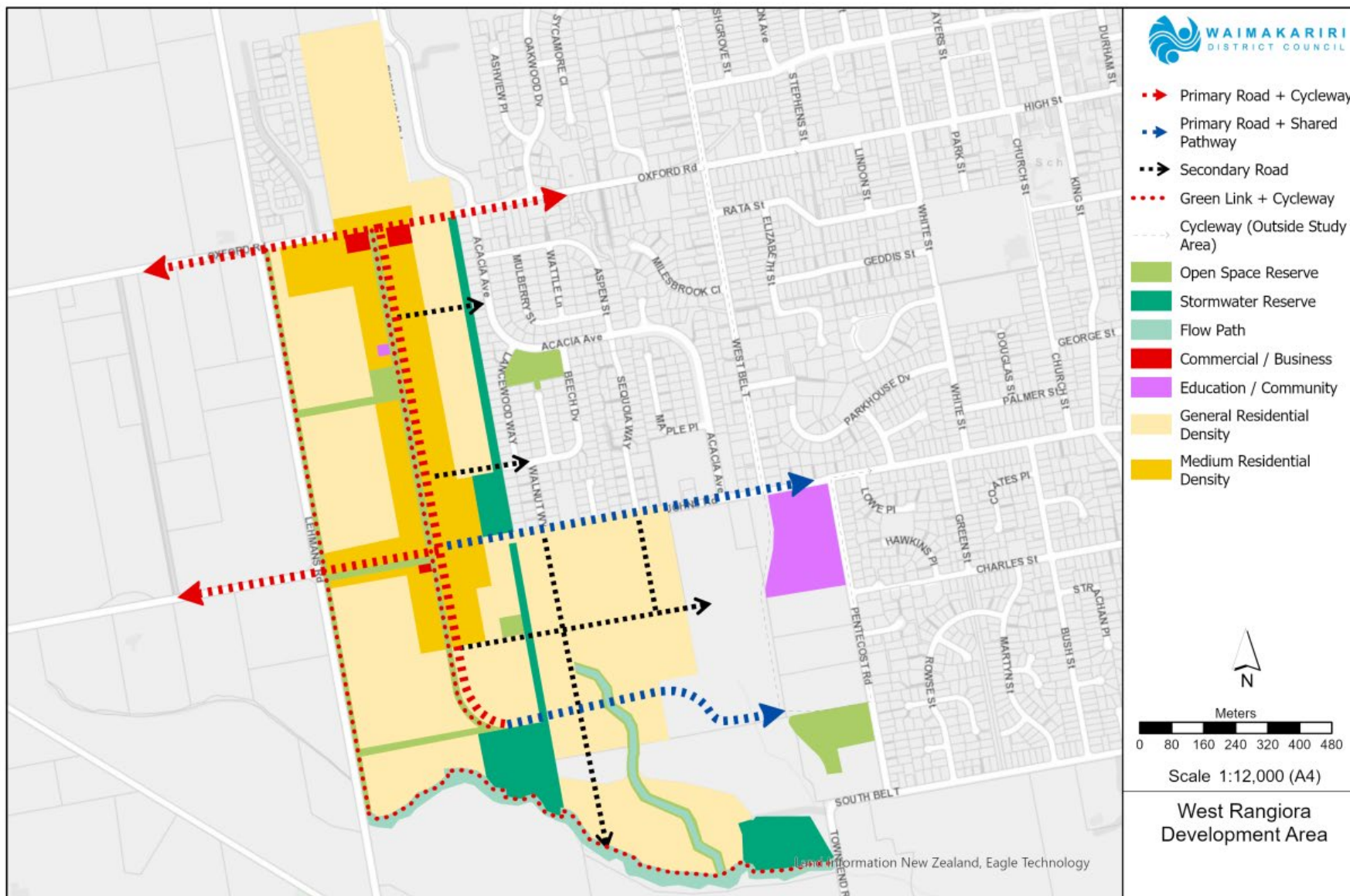
Existing water reticulation extends to the edge of the West Rangiora Development Area, making it straight forward to connect to the scheme. High groundwater levels in the very southern portions of the Development Area may lead to some elevated costs.

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

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

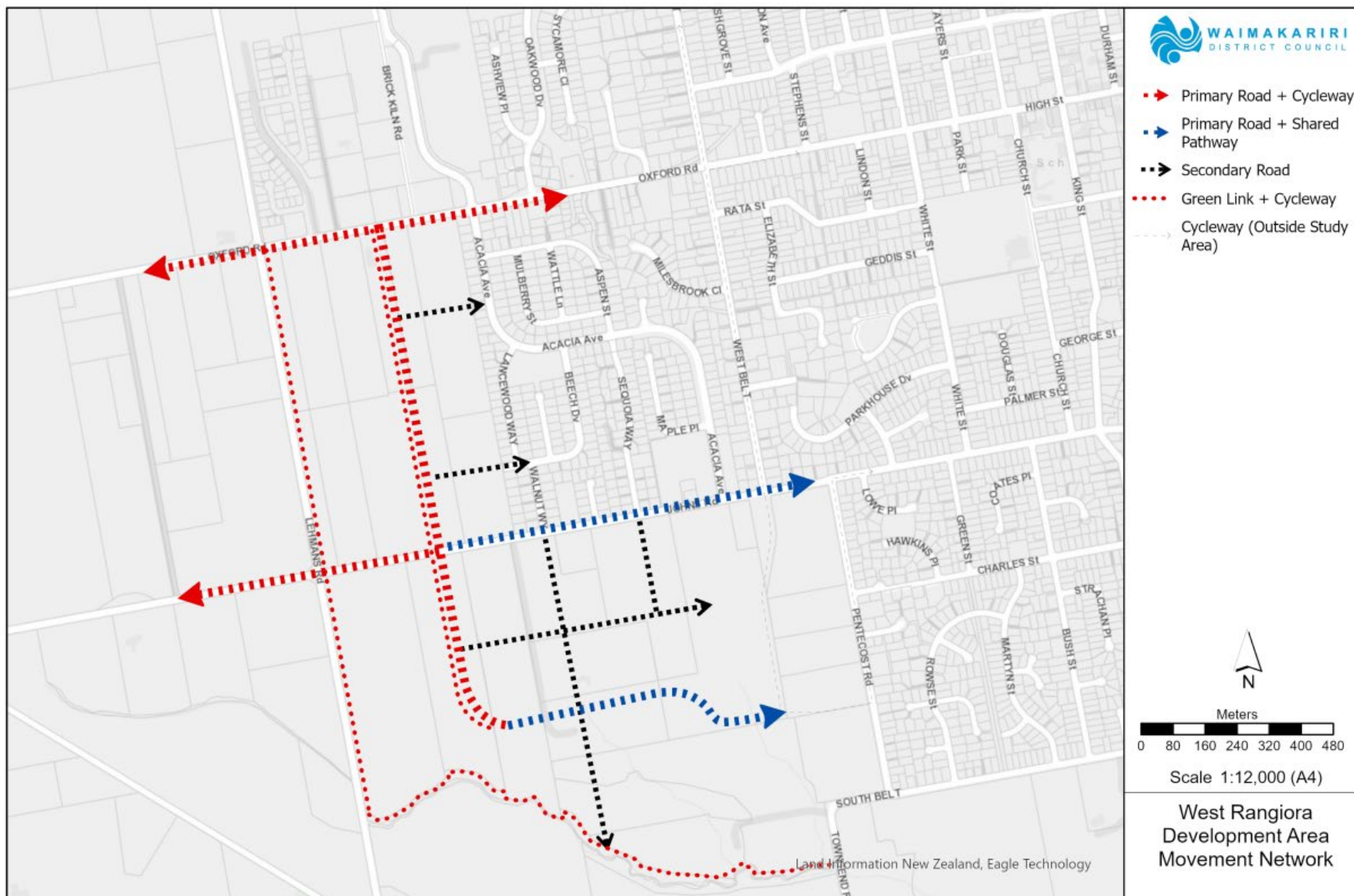
- Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) immediately adjoining the new north/south road
- Location of the local/neighbourhood centre at the juncture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

West Rangiora Outline Development Plan - Overall



West Rangiora Outline Development Plan - Land Use

West Rangiora Outline Development Plan - Movement Network



West Rangiora Outline Development Plan - Open Space and Stormwater Reserve



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West Rangiora Outline Development Plan - Water and Wastewater



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NWR - Northwest Rangiora Development Area

Submission scope for recommended PDP changes

- | |
|--|
| <ul style="list-style-type: none">• Doncaster [PDP 290, V1 26] |
| <ul style="list-style-type: none">• <i>Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors</i> |

Introduction

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

~~The DEV-NWR-APP1 area includes:~~

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

Activity Rules Land use, development, and subdivision

| |
|---|
| DEV-NWR-R1 <u>Activities in the</u> Northwest Rangiora Development Area Outline Development Plan <u>Area</u> |
|---|

Activity status: PER

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

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

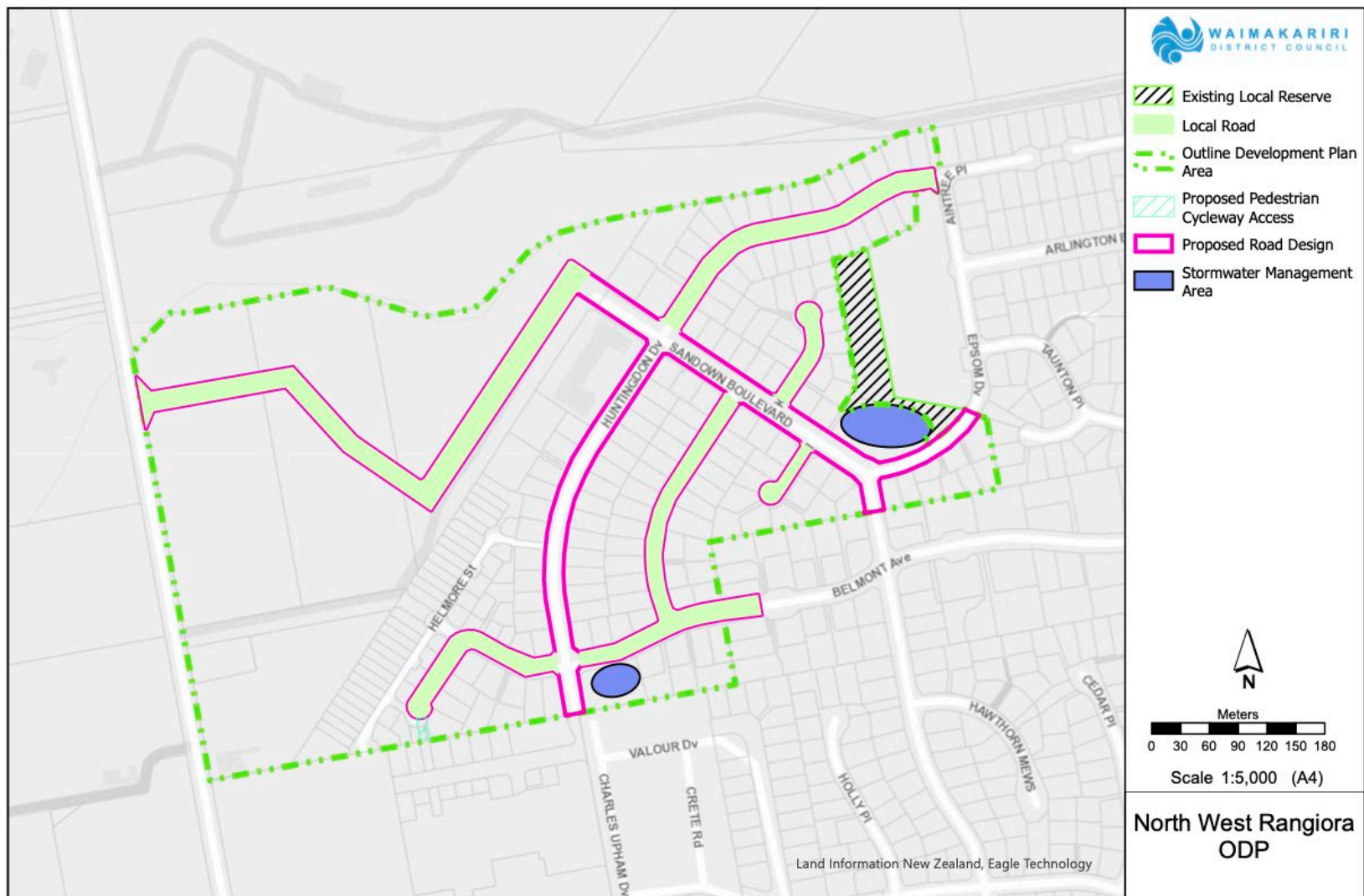
~~For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.~~

The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.

~~Built Form~~ Standards

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

Appendix**DEV-NWR-APP1 Northwest Rangiora ODP**



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NER - North East Rangiora Development Area

Submission scope for recommended PDP changes

- | |
|--|
| <ul style="list-style-type: none">• <i>Bellgrove Rangiora Ltd [PDP 408, V1 79], The Board of Trustees of Rangiora High School [149], Survus Consultants Limited [250]</i>• <i>Carolyn Hamlin [314], David Whitfield [96], James Lennox [313], Nick Thorp [109], Survus Consultants Limited [250], Rachel Hobson and Bernard Whimp [179]</i> |
| <ul style="list-style-type: none">• <i>Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors</i> |

Introduction

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

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

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

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

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

The education precinct is retained within its current footprint and the multi-sports precinct

would ultimately be extended to the land south of the existing Cricket Oval grounds east of East Belt.

A stormwater management area is shown to the south-east of the Development Area, with the first stage of this area established as part of Bellgrove North Stage 1.

| Objectives | |
|------------------------|--|
| DEV- NER-O1 | Development Area North East Rangiora Development Area contributes to achieving feasible development capacity for residential activities. |
| Policies | |
| DEV- NER-P1 | Future urban development Provide for future urban development in a Development Area (in accordance with DEV-NER-APP1—North East Outline Development Plan) through a certification process by the Chief Executive Officer or their delegate when: <ul style="list-style-type: none"> 4. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term); 5. water supply, wastewater and stormwater infrastructure capacity is sufficient to support the proposed development; and 6. an agreement is in place between the District Council and the developer on the method, timing and funding of any necessary water supply, wastewater and stormwater infrastructure, open space and transportation infrastructure. |
| DEV- NER-P2 | Subdivision and activities Only allow subdivision and activities where: <ul style="list-style-type: none"> 3. after certification by the Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the Medium Density Residential Zone, Local Centre Zone and the relevant District wide provisions; and 4. prior to certification by the Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the North East Rangiora Outline Development Plan. |

Activity Rules – if certification has been approved

| DEV-NER-R1 Activities provided for in General Residential Zone | |
|---|--|
| Activity status: PER Where this activity complies with the following activity rules/standards in the General Residential Zone: <ul style="list-style-type: none"> 1. GRZ-R1 to GRZ-R18; and 2. all General Residential Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for GRZ-R1 to GRZ-R18 |

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

| | |
|---|---|
| 6. all Medium-Density Residential Built Form Standards. | |
| Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone: <ul style="list-style-type: none"> 7. MRZ-R29 to MRZ-R40; and 8. all Medium-Density Residential Built Form Standards. | Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40 |
| For any activity statuses, any activity will need to comply with the following general activity standards: <ul style="list-style-type: none"> a. The provisions of the Medium-Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-NER-APP1. | |
| DEV-NER-R3 Activities provided for in Local Centre Zone | |
| Activity status: PER Where this activity complies with the following activity rules/standards in the Local Centre Zone: <ul style="list-style-type: none"> 1. LCZ-R1 to LCZ-R20; and 2. all Local Centre Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for LCZ-R1 to LCZ-R20 |
| Activity status: RDIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: <ul style="list-style-type: none"> 3. LCZ-R21 to LCZ-R24; and 4. all Local Centre Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for LCZ-R21 to LCZ-R24 |
| Activity status: DIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: <ul style="list-style-type: none"> 5. LCZ-R25; and 6. all Local Centre Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for LCZ-R25 |
| Activity status: NC Where this activity complies with the following activity rules/standards in the Local Centre Zone: <ul style="list-style-type: none"> 7. LCZ-R26 to LCZ-R27; and 8. all Local Centre Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for LCZ-R26 to LCZ-R27 |
| For any activity statuses, any activity will need to comply with the following general activity standards: | |

| | |
|--|--|
| <p>a. The provisions of the Local Centre Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and</p> <p>b. The activity is in accordance with the residential development requirements of DEV-NER-APP1.</p> | |
| DEV-NER-R4 Activities provided for in Open Space Zone | |
| <p>Activity status: PER Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ol style="list-style-type: none"> 1. OSZ-R1 to OSZ-R15; and 2. all Open Space Zone Built Form Standards. | <p>Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15</p> |
| <p>Activity status: RDIS Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ol style="list-style-type: none"> 3. OSZ-R16; and 4. all Open Space Zone Built Form Standards. | <p>Activity status when compliance not achieved: see activity status for OSZ-R16</p> |
| <p>Activity status: DIS Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ol style="list-style-type: none"> 5. OSZ-R17 to OSZ-R18; and 6. all Open Space Zone Built Form Standards. | <p>Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18</p> |
| <p>Activity status: NC Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ol style="list-style-type: none"> 7. OSZ-R19 to OSZ-R21; and 8. all Open Space Zone Built Form Standards. | <p>Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21</p> |
| <p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and</p> <p>b. The activity is in accordance with the residential development requirements of DEV-NER-APP1.</p> | |
| DEV-NER-R5 Subdivision Activities in the Development Area if certification has been approved | |
| <p>Activity status: CON Where this activity complies with the following activity rules/standards in subdivision:</p> <ol style="list-style-type: none"> 1. SUB-R1 to SUB-R3; and 2. all relevant Subdivision Standards. | <p>Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3</p> |

| | |
|--|---|
| Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R4 to SUB-R8; and 4. all relevant Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8 |
| Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R9; and 6. all relevant Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R9 |
| Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R10 to SUB-R11; and 8. all relevant Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11 |
| For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-NER-APP1. | |

Activity Rules -- if certification has not been approved

| DEV-NER-R6 Activities provided for in the Rural Lifestyle Zone | |
|--|---|
| Activity status: PER Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 1. RLZ-R1 to RLZ-R16; and 2. all Rural Lifestyle Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for RLZ-R1 to RLZ-R16 |
| Activity status: RDIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. RLZ-R17 to RLZ-R23; and 4. all Rural Lifestyle Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for RLZ-R17 to RLZ-R23 |
| Activity status: DIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. RLZ-R24 to RLZ-R38; and | Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38 |

| | |
|--|---|
| 6. all Rural Lifestyle Zone Built Form Standards. | |
| Activity status: NC Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. RLZ-R39 to RLZ-R41; and 8. all Rural Lifestyle Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41 |
| For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-NER-APP1. | |
| DEV-NER-R7 Subdivision activities in the Rural Lifestyle Zone | |
| Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3 |
| Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R4 to SUB-R8; and 4. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8 |
| Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R9; and 6. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R9 |
| Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R10 to SUB-R11; and 8. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11 |
| For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-NER-APP1. | |

Development Areas Standards

| DEV-NER-S1 Certification for North East Rangiora Development Area—Criteria | |
|--|---|
| <p>1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the North East Rangiora Development Area:</p> <ul style="list-style-type: none"> a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and b. residential development within the North East Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice: <ul style="list-style-type: none"> i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; ii. on-demand water schemes will need to have capacity to deliver greater than 2500 litre connections per day at peak demand; iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater | <p>Activity status where compliance is not achieved: N/A</p> |

| | |
|--|--|
| <p>network necessary for the servicing of potential development that is being released;</p> <p>e. a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;</p> <p>d. there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;</p> <p>e. a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;</p> <p>f. a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;</p> <p>g. a staging plan including:</p> <p style="padding-left: 40px;">i. the amount of new residential sites created in the development subject to the application for certification;</p> <p style="padding-left: 40px;">ii. number of stages for the development; and</p> <p style="padding-left: 40px;">iii. how many sites will be created per stage;</p> <p>h. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.</p> <p>2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.</p> | |
|--|--|

Advice Notes

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|--------------------|---|
| DEV-NER-AN1 | Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan. |
| DEV-NER-AN2 | For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-NER-S1 are met. |

| | |
|--------------------|---|
| DEV-NER-AN3 | <p>The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows:</p> <ol style="list-style-type: none"> 4. Residential capacity will be calculated at least annually. 5. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model. 6. Water and Wastewater capacity in Rangiora will be calculated at least annually. |
| DEV-NER-AN4 | <p>Where certification of land in a Development Area depends upon additional or upgraded public infrastructure, the applicant may be required to enter into a Private Development Agreement with the District Council. This will normally be required where the District Council's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations.</p> |
| DEV-NER-AN5 | <p>Guidance on the certification process is available on the District Council's website.</p> |

Activity Rules Land use, development, and subdivision

| DEV-NER-R1 Activities in the North East Rangiora Outline Development Plan Area | |
|--|---|
| <p>Activity status: PER</p> <p>-</p> <p>Where land use, development, and subdivision:</p> <ol style="list-style-type: none"> 1. <u>shall be</u> is in accordance with DEV-NER-APP1; and 2. <u>complies with</u> DEV-NES-S1. | <p>Activity status when compliance not achieved: DIS</p> |
| <p><u>Advisory Note</u></p> <p>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</p> | |
| DEV-NER-S1 North East Development Area Outline Development Plan Fixed Features | |
| <p>The following shall be provided as fixed features on the ODP:</p> <ol style="list-style-type: none"> 1. <u>Roading alignment through Hobson and Whimp ODP</u> | <p>Activity status when compliance not achieved: DIS</p> |

| | |
|---|--|
| <ol style="list-style-type: none"> 2. <u>Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks</u> 3. <u>Location of esplanade reserves</u> 4. <u>Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path</u> 5. <u>Location of roading connection of north/south road to MacPhail Avenue at Kippenberger Avenue (established as part of Bellgrove North Stage 1)</u> 6. <u>A road to connect the new north/south road to East Belt</u> 7. <u>A road to connect the new north/south road to Golf Links Road</u> 8. <u>Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks</u> 9. <u>Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path</u> 10. <u>Separated shared pedestrian / cycleway at the north/south road corridor</u> | |
|---|--|

Appendix

DEV-NER-APP1 - North East Rangiora Outline Development Plan

There are two development options for the North East Rangiora Development Area, and the realisation of one option over the other is likely to take some time and is subject to agreement between all the relevant landowners and parties involved. The key difference between the options is the exact location of the education precinct. If this shifts slightly north from its current location, as per Option A, there are implications for a number of other development features predominantly present in the western portion of the North East Rangiora Development Area. Other Outline Development Plan development features remain largely unaffected. The below sections identify where there are specifically different development outcomes under the two options.

Land Use Plan

The Outline Development Plan for the North East Rangiora Development Area provides for a variety

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

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

For both options, the location of these medium density residential areas are fixed in the Outline Development Plan. This requires a concentration of medium density in these locations, meaning a minimum ratio of 70% medium density residential zone density and maximum of 30% general residential zone density. Additionally, medium density residential development could be located adjacent to the Rangiora Golf Course at the north-eastern edge of the Development Area, as well as adjacent to any internalised stormwater management areas or open space reserves, such as shown in the north-eastern reserve. This takes advantage of opportunities to overlook such high amenity features and offset limited private outdoor space feasible in medium density residential development. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, The North East Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case no less than 12 households per ha shall be achieved.

The neighbourhood/local centre is strategically located to take advantage of high visibility, activity and traffic flow, including public transport, generated by the north/south primary road, in a location to which the medium density residential activity in this vicinity connects well. The co-location of the neighbourhood/local centre with a flow path in both development options offers opportunities for the commercial activity, particularly hospitality, to benefit from adjacent high amenity natural features. For these reasons, this is a fixed component of the Outline Development Plan.

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

Avenue, has historic heritage value and is protected under the District Plan as a heritage site (HH052).

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

Movement Network

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

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

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

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

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

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

Open Space and Stormwater Reserves

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

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

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

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

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

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

The site is split into three stormwater catchments. For ecology reasons, it is a requirement to maintain flow quantities into waterways. Stormwater for the North East Rangiora Development Area discharges into the Taranaki Stream and Cam River. An attenuation basin is shown in the downstream southeast area of the area north of the Taranaki Stream to service the catchment north of the Taranaki Stream. Another attenuation basin is shown downstream in the south-eastern area of the Development Area to service the catchment south of the Cam River. The section of land

between the two flow paths contributes runoff to the Taranaki Stream and Cam River. The catchment discharge is piped under the waterways and into the basins for the larger catchments either side of the flow paths. Two smaller stormwater basins are shown in the south-eastern corner of the Development Area to service the smaller catchments of development of properties at the eastern edge of the site along Golf Links Road. All stormwater basins for the North East Rangiora Development Area are assumed could be dry basins, allowed by well-draining land. Alternative solutions for stormwater management could be proposed, provided the flow of water into the Taranaki Stream and Cam River are maintained and all future lots in the stormwater catchments can discharge into the appropriate basins.

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

Water and Wastewater Network

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

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

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

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

Three catchments make up the North East Rangiora Development Area for wastewater servicing requirements. Each catchment has an independent solution for wastewater infrastructure and only the key trunk infrastructure and pump stations/rising mains are shown. The lay of the land is generally towards the south east, and developments reticulation would be installed with the lay of the land. Mains will follow general alignment with the roading network. There is sufficient capacity in the existing network to service the catchment that forms roughly the western half of the North East Rangiora Development Area, which can be discharged into the existing pipeline along MacPhail

Avenue. A small catchment at the southeast of the North East Rangiora Development Area can be discharged into the existing pipeline along Devlin Avenue, provided the pipeline is extended to Northbrook Road. A third large catchment to the east of the Development Area requires a new pumpstation at the south-eastern point of the Development Area and pumped into a new rising main to Northbrook Road, where it would join onto a rising main to the treatment plant.

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

- Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) in the southwest of the Outline Development Plan (Option A) or south of the Outline Development Plan (Option B) as well as immediately adjacent to the local/neighbourhood centre
- Location of roading connection of north/south road to MacPhail Avenue at Kippenberger Avenue
- A road to connect the new north/south road to East Belt
- A road to connect the new north/south road to Golf Links Road
- Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks
- Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path
- Separated shared pedestrian / cycleway at the north/south road corridor

SER - South East Rangiora Development Area

Submission scope for recommended PDP changes

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| <ul style="list-style-type: none">• <i>Survus Consultants Limited [250], Bellgrove Rangiora Limited [408, V1 79] Gregory E Kelley [391], Richard and Geoff Spark [183]</i> |
| <ul style="list-style-type: none">• <i>Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors</i> |

Introduction

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

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

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

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

| Objectives | |
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| DEV-SER-O1 | Development Area South East Rangiora Development Area contributes to achieving feasible development capacity for residential activities. |
| Policies | |
| DEV-SER-P1 | Future urban development Provide for future urban development in a Development Area (in accordance with DEV-SER-APP1 – South East Rangiora Outline Development Plan through a |

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

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

| DEV-SER-R1 Activities in the South East Rangiora Outline Development Plan Area provided for in General Residential Zone | |
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| <p>Activity status: PER</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone land use, development, and subdivision:</p> <ol style="list-style-type: none"> 1. is in accordance with DEV-SER-APP1; and 2. complies with DEV-SER-S1 and DEV-SER-S2; 1. GRZ-R1 to GRZ-R18; and 2. all General Residential Zone Built Form Standards. | <p>Activity status when compliance not achieved <u>with DEV-SER-R1(1):-DIS see activity status for GRZ-R1 to GRZ-R18</u></p> <p><u>Activity status when compliance not achieved with DEV-SER-R1(2): as set out in the relevant standards</u></p> |
| Activity status: RDIS | Activity status when compliance not achieved: see activity status for GRZ-R19 to GRZ-R21 |

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| <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>3. GRZ-R19 to GRZ-R21; and</p> <p>4. all General Residential Zone Built Form Standards.</p> | |
| <p>Activity status: DIS</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>5. GRZ-R22 to GRZ-R28; and</p> <p>6. all General Residential Zone Built Form Standards.</p> | <p>Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28</p> |
| <p>Activity status: NC</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>7. GRZ-R29 to GRZ-R40; and</p> <p>8. all General Residential Zone Built Form Standards.</p> | <p>Activity status when compliance not achieved: see activity status for GRZ-R29 to GRZ-R40</p> |
| <p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the General Residential Zone will apply to any part of the Development Area where the Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and</p> <p>b. The activity is in general accordance with the residential development requirements of DEV-SER-APP1.</p> | |
| <p>DEV-SER-R2 – Marsh Lane Block C Industrial Precinct</p> | |
| <p><u>Activity status: PER</u></p> <p><u>Where land use, development, and subdivision:</u></p> <ol style="list-style-type: none"> <u>1. Is in accordance with DEV-SER-APP1; and</u> <u>2. Complies with DEV-SER-S1, DEV-SER-S2; and</u> <u>3. Where only preliminary site works are undertaken before either the Rangiora Eastern Link road (REL) has been made operational between Boys Road and Marsh Road; or Marsh Road has been upgraded between the site and Southbrook Road including upgrades to the Rail Level Crossing; and</u> <u>4. Where a geotechnical assessment and flood assessment for the area</u> | <p><u>Activity status when compliance not achieved: DIS</u></p> |

has been prepared for this area by a suitably qualified expert demonstrating that any identified risks contained within the assessments can be mitigated as part of subdivision design and consent; and

5. Where a transport effects assessment has been developed for this area by a suitably qualified expert demonstrating that any effects identified within the assessment can be mitigated as part of subdivision design and consent; and

6. Any subdivision application includes the location of:

- a. an indicative stormwater management area in the vicinity of the REL-Marsh Road;
- b. appropriate edge treatment along the interfaces with the adjoining lifestyle blocks and appropriate building set backs that manage effects on amenity and potential reverse sensitivity effects;
- c. proposed primary and secondary roads within the Precinct, and external connections;
- d. safe and convenient pedestrian or cycle linkages providing connectivity to adjoining and nearby neighbourhoods.

Advisory Note:

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| <p><u>This rule does not apply to a boundary adjustment or creation of an allotment solely for utility purposes.</u></p> | |
| <p><u>DEV-SER-R23 Activities provided for in Medium Density Residential Zone</u> <u>Construction or alteration of or addition to any building or other structure in the Spark Lane Cultural Precinct</u></p> | |
| <p>Activity status: PER Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: 1. MRZ-R1 to MRZ-R17; and 2. all Medium Density Residential Zone Built Form Standards: 1. Where the activity complies with The following built form standards apply: <u>SPZ(MCC) BFS 1-4, 6</u></p> | <p>Activity status when compliance not achieved: <u>RDIS see activity status for MRZ-R1 to MRZ-R17</u> <u>Matters of discretion are restricted to:</u> <u>SPZ(MCC) MD1 – Urban design¹</u> <u>SPZ(MCC) MD2 – Internal boundary setback</u> <u>SPZ(MCC) MD3 – Internal boundary landscaping</u></p> |
| <p><u>Advisory Note</u> <u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u></p> | |
| <p><u>DEV-SER-S1 South East Rangiora Development Area Outline Development Plan Fixed Features</u></p> | |
| <p><u>The following shall be provided as fixed features on the ODP:</u></p> <ol style="list-style-type: none"> <u>1. Extension of Devlin Avenue containing a cycleway</u> <u>2. Extension of Spark Lane to connect to Boys Road with adjoining green link containing a cycleway</u> <u>3. Location of new north/south road connecting Kippenberger Avenue with Northbrook Road</u> <u>4. Realignment of Northbrook Road to cross Devlin Avenue extension</u> | <p><u>Activity status when compliance not achieved: DIS</u></p> |

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

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| <p><u>and connect to the new north/south road east of Devlin Avenue</u></p> <p>5. <u>Cycleways at Northbrook Road, Devlin Avenue, and Spark Lane</u></p> <p>6. <u>Location of flow paths and adjoining green links, cycleways, and required water body setbacks</u></p> | |
| <p><u>DEV-SER-S2 Vehicle Crossings and Intersections on the Rangiora Eastern Link Between Boys Road and the Northbrook Stream</u></p> | |
| <p>1. <u>For the section of the Rangiora Eastern Link located between the intersection with Boys Road and the Northbrook Stream there shall be:</u></p> <ol style="list-style-type: none"> <u>A maximum of 12 vehicle crossings; and</u> <u>The minimum spacing between any two vehicle crossings on the same side of the road, shall be 30m, measured from the closest point of each vehicle crossing.</u> <p>2. <u>New road intersections to the Rangiora Eastern Link located between the intersection with Boys Road and the Northbrook Stream shall:</u></p> <ol style="list-style-type: none"> <u>Be limited to three roads intersecting with the REL on the eastern side, and two roads intersecting with the REL on the western side, and</u> <u>Be separated a minimum distance of 75m from another road intersection, and</u> <u>The separation distance shall be measured along the Rangiora Eastern Link between the points where the road centrelines intersect.</u> <p><u>Where the requirements in 1. and 2. above conflict with any rule in the Transport Chapter, the above requirement will prevail</u></p> | <p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>In respect of 1. Vehicle Crossings: Effects of additional vehicle crossings on the safety and efficiency of the Rangiora Eastern Link, including cyclists and pedestrians.</u></p> <p><u>In respect of 2. Intersection Spacing: TRAN-MD1 - Road design</u></p> <p><u>TRAN-MD20 - Extent of effects</u></p> |

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| and replace the requirement of the Transport Chapter. | |
| Activity status: RDIS Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: <ol style="list-style-type: none"> 3. MRZ-R18 to MRZ-R20 and 4. all Medium Density Residential Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20 |
| Activity status: DIS Where this activity complies with the following activity rules/standards in the General Residential Zone: <ol style="list-style-type: none"> 5. MRZ-R21 to MRZ-R28; and 6. all Medium Density Residential Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28 |
| Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone: <ol style="list-style-type: none"> 7. MRZ-R29 to MRZ-R40; and 8. all Medium Density Residential Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40 |
| For any activity statuses, any activity will need to comply with the following general activity standards: <ol style="list-style-type: none"> a. The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SER-APP1. | |
| DEV-SER-R3 Activities provided for in Local Centre Zone | |
| Activity status: PER Where this activity complies with the following activity rules/standards in the Local Centre Zone: <ol style="list-style-type: none"> 1. LCZ-R1 to LCZ-R20; and 2. all Local Centre Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for LCZ-R1 to LCZ-R20 |
| Activity status: RDIS | Activity status when compliance not achieved: see activity status for LCZ-R21 to LCZ-R24 |

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| <p>Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> 3. LCZ-R21 to LCZ-R24; and 4. all Local Centre Zone Built Form Standards. | |
| <p>Activity status: DIS</p> <p>Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> 5. LCZ-R25; and 6. all Local Centre Zone Built Form Standards. | <p>Activity status when compliance not achieved: see activity status for LCZ-R25</p> |
| <p>Activity status: NC</p> <p>Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> 7. LCZ-R26 to LCZ-R27; and 8. all Local Centre Zone Built Form Standards. | <p>Activity status when compliance not achieved: see activity status for LCZ-R26 to LCZ-R27</p> |
| <p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <ul style="list-style-type: none"> a. The provisions of the Local Centre Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SER-APP1. | |
| <p>DEV-SER-R4 Activities provided for in Open Space Zone</p> | |
| <p>Activity status: PER</p> <p>Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ul style="list-style-type: none"> 1. OSZ-R1 to OSZ-R15; and 2. all Open Space Zone Built Form Standards. | <p>Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15</p> |
| <p>Activity status: RDIS</p> <p>Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ul style="list-style-type: none"> 3. OSZ-R16; and 4. all Open Space Zone Built Form Standards. | <p>Activity status when compliance not achieved: see activity status for OSZ-R16</p> |

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| Activity status: DIS Where this activity complies with the following activity rules/standards in the Open Space Zone: 5. OSZ-R17 to OSZ-R18; and 6. all Open Space Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18 |
| Activity status: NC Where this activity complies with the following activity rules/standards in the Open Space Zone: 7. OSZ-R19 to OSZ-R21; and 8. all Open Space Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21 |
| For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SER-APP1. | |
| DEV-SER-R5 Subdivision Activities in the Development Area if certification has been approved | |
| Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3 |
| Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R4 to SUB-R8; and 4. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8 |
| Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R9; and 6. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R9 |
| Activity status: NC | Activity status when compliance not achieved: see activity status for SUB-R10 |

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| Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R10 to SUB-R11 ; and 8. all Subdivision Standards. | to SUB-R11 |
| For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SER-APP1. | |

Activity Rules – if certification has not been approved–

| DEV-SER-R6 Activities provided for in the Rural Lifestyle Zone | |
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| Activity status: PER Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 1. RLZ-R1 to RLZR16 ; and 2. all Rural Lifestyle Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for RLZ-R1 to RLZ-R16 |
| Activity status: RDIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. RLZ-R17 to RLZ-R23 ; and 4. all Rural Lifestyle Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for RLZ-R17 to RLZ-R23 |
| Activity status: DIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. RLZ-R24 to RLZ-R38 ; and 6. all Rural Lifestyle Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38 |
| Activity status: NC Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. RLZ-R39 to RLZ-R41 ; and | Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41 |

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| 8. all Rural Lifestyle Zone Built Form Standards. | |
| For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SER-APP1. | |
| DEV-SER-R7 Subdivision activities in the Rural Lifestyle Zone | |
| Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3 |
| Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R4 to SUB-R8; and 4. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8 |
| Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R9; and 6. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R9 |
| Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R10 to SUB-R11; and 8. all Subdivision Standards. | Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11 |
| For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SER-APP1. | |

Development Areas Standards

| DEV-SER-S1 Certification for South East Rangiora Development Area – Criteria | |
|---|---|
| <p>1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the South East Rangiora Development Area:</p> <ul style="list-style-type: none"> a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and b. residential development within the South East Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice: <ul style="list-style-type: none"> i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; ii. on-demand water schemes will need to have capacity to deliver greater than 2500 litre connections per day at peak demand; iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and | <p>Activity status where compliance is not achieved: N/A</p> |

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| <p>iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released;</p> <p>c. a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;</p> <p>d. there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;</p> <p>e. a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;</p> <p>f. a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;</p> <p>g. a staging plan including:</p> <ul style="list-style-type: none"> i. the amount of new residential sites created in the development subject to the application for certification; ii. number of stages for the development; iii. how many sites will be created per stage; <p>h. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.</p> | |
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| 2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply. | |
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~~Advice Notes~~

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| DEV-SER-AN1 | Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan. |
| DEV-SER-AN2 | For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-SER-S1 are met. |
| DEV-SER-AN3 | The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows: 7. Residential capacity will be calculated at least annually. 8. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model. 9. Water and wastewater capacity in Rangiora will be calculated at least annually. |
| DEV-SER-AN4 | Where certification of land in a Development Area depends upon additional or upgraded public infrastructure, the applicant may be required to enter into a Private Development Agreement with the District Council. This will normally be required where the District Council's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations. |
| DEV-SER-AN5 | Guidance on the certification process is available on the District Council's website. |

Appendix

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

Land Use Plan

The Outline Development Plan for the South East Rangiora Development Area enables the option for some variety of site sizes. Some medium density residential activity could be developed at key locations adjacent to natural flow paths or stormwater reserves, in order to take advantage of opportunities to overlook such high amenity facilities and offsetting limited private outdoor space feasible in higher density residential development. However this component of the Outline

Development Plan is flexible and optional and will likely be dictated by development feasibility and market demand in these locations. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, the South East Rangiora Development Area shall achieve a minimum residential density of 12 households per ha.

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

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

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

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

Movement Network

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

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

road alignment. A cycleway will also be provided along Northbrook Road, which links into the wider cycling network within and outside of the Development Area.

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

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

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

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

Open Space and Stormwater Reserves

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

The open space reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, as well as being within a 500m radius of all residential households in the Development Area. One open space reserve is located east of the new north/south primary road connection off Kippenberger Avenue, and north of a Galatos Street extension, and is connected by green links. Flexibility of the exact location of the reserve is possible, as long as it is accessible within a 500m radius to the north-eastern residential areas in the South East Rangiora Development Area. A second open space reserve is located in the south of the site, east of the Northbrook Stream flow path, and the same philosophy of flexibility in exact location applies. A third optional smaller open space reserve is located further south, east of the Northbrook Waters, adjacent to the extended Spark Lane which will form part of the main north/south primary road. This reserve is proposed in this location to maximise access to, and enjoyment of, the Northbrook Waters reserve which provides community amenity through attractive landscaping and walking/cycling paths. To maximise functionality, accessibility and visibility, open space reserves must be bordered by at least one local road, and a second either local road or public accessway such as a green link.

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

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

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

A network of stormwater reserves are identified for the South East Rangiora Development Area to respond to five stormwater catchments: just north of Northbrook Road at the eastern edge of the Development Area, north of Boys Road at the south-eastern point of the Development Area, and a small stormwater reserve north of Boys Road south Northbrook Waters, with proposed attenuation basins. The ground in this area is known to have relatively high groundwater and therefore it is assumed that these would all be wet basins.

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

Water and Wastewater Network

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

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

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

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

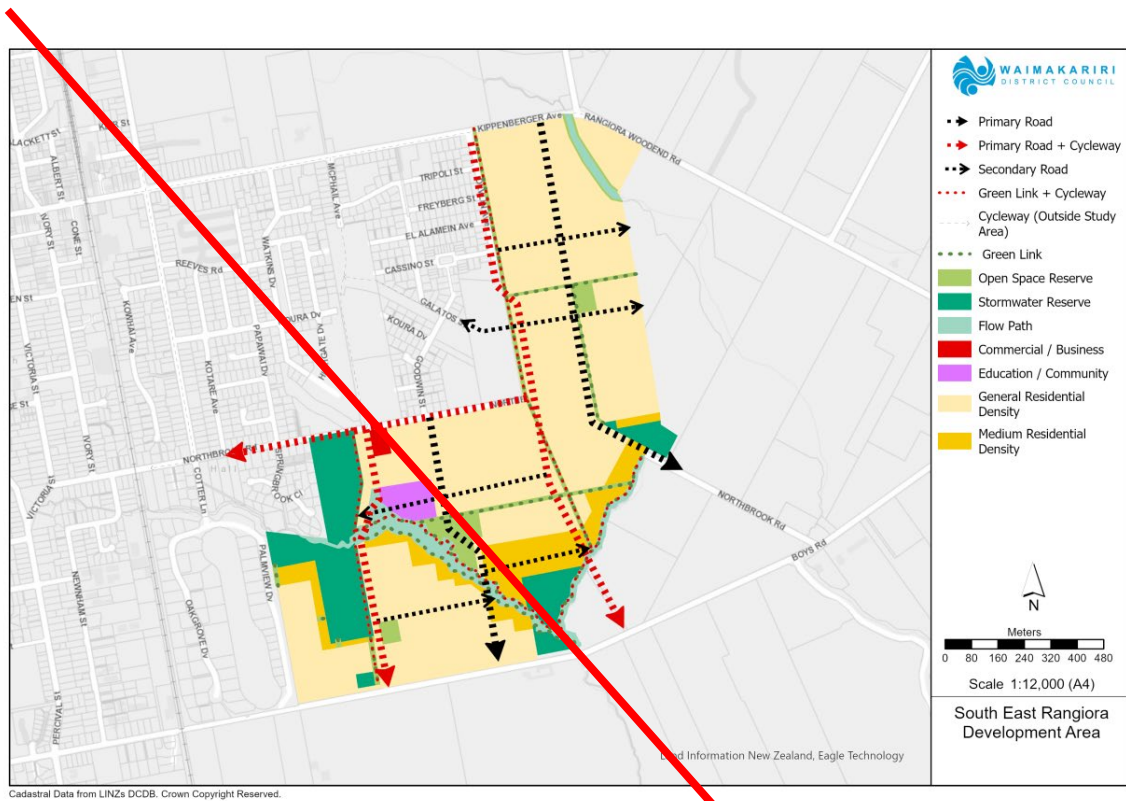
Four catchments make up the South East Rangiora Development Area for wastewater servicing requirements. Each catchment has an independent solution for wastewater infrastructure and only the key trunk infrastructure and pumpstations/rising mains are shown. The lay of the land is generally towards the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

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

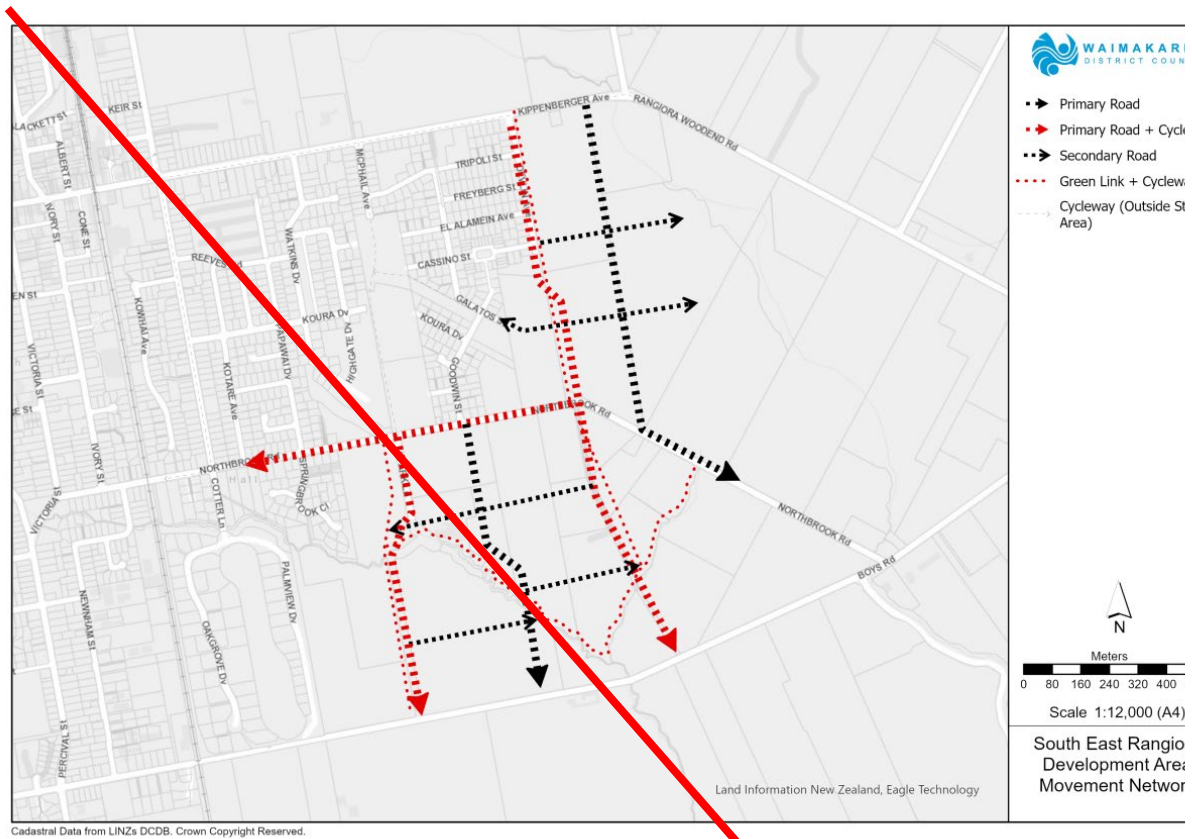
It should be noted that artesian water is located roughly south of an extension of Cassino Street in the remainder of the South East Rangiora Development Area, east of Devlin Avenue, and groundwater is close to the surface. This likely makes construction of infrastructure challenging and will likely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

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

- Extension of Devlin Avenue with an adjoining green link containing a cycleway
- Extension of Spark Lane to connect to Boys Road with adjoining green link containing a cycleway
- Location of new north/south road connecting Kippenberger Avenue with Northbrook Road
- Realignment of Northbrook Road to cross Devlin Avenue extension and connect to the new north/south road east of Devlin Avenue
- Cycleways at Northbrook Road, Devlin Avenue, and Spark Lane
- Location of flow paths and adjoining green links, cycleways, and required water body setbacks



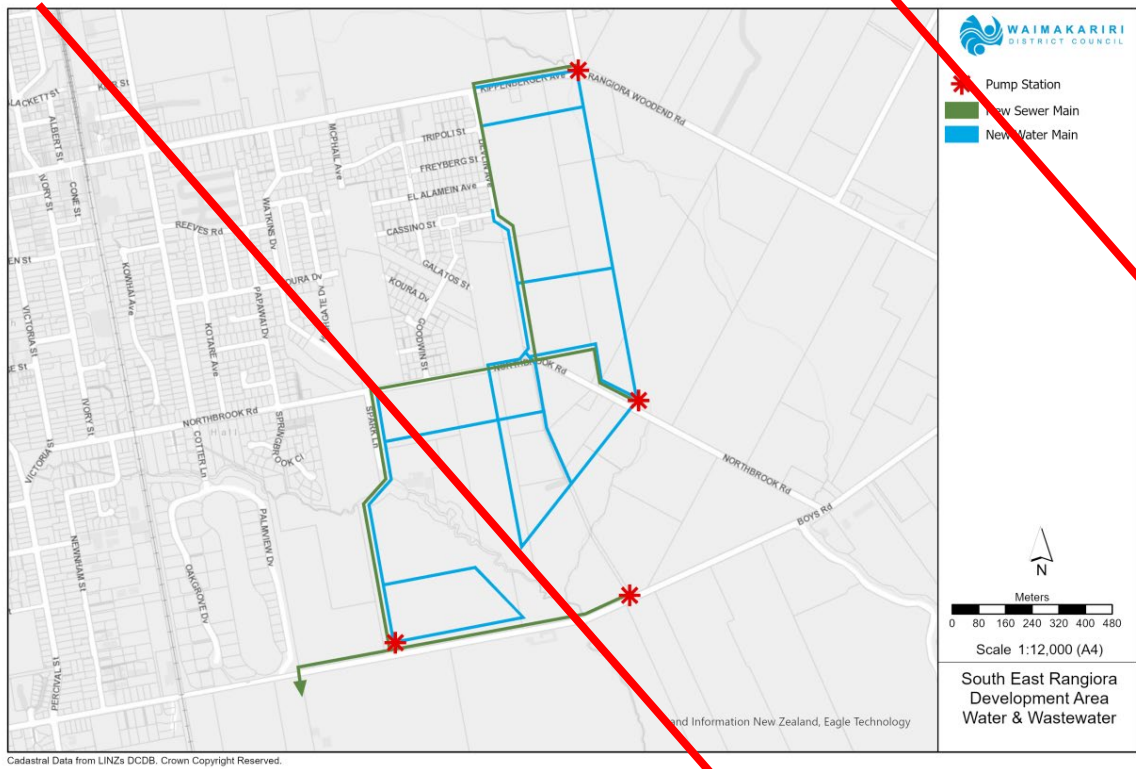
Rangiora South East Outline Development Plan - Land Use



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



Rangiora South East Outline Development Plan - Water and Wastewater



GD – Gressons Road Development Area

Submission scope for recommended PDP changes

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| <ul style="list-style-type: none">• <i>B and A Stokes [211]</i> |
| <ul style="list-style-type: none">• <i>Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors</i> |

Introduction

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

Activity Rules – Land use, development and subdivision

| <u>DEV-GD-R1 Activities in the Gressons Road Development Area Outline Development Plan Area</u> | |
|--|---|
| <u>Activity status: PER</u> <u>Where land use, development and subdivision:</u> <ol style="list-style-type: none">1. <u>is in accordance with DEV-GD-APP1; and</u>2. <u>complies with DEV-GD-S1.</u> | <u>Activity status when compliance not achieved: DIS</u> |
| <u>DEV-GD-R2 Gressons Road Development Precinct</u> | |
| <u>Activity status: PER</u> <u>Where land use, development and subdivision:</u> <ol style="list-style-type: none">1. <u>Is in accordance with DEV-GD-APP1</u>2. <u>Complies with DEV-GD-S1; and</u>3. <u>A stormwater and flood assessment for the Gressons Road catchment, including downstream environment, has been prepared by a suitably qualified expert demonstrating that</u> | <u>Activity status when compliance not achieved: DIS</u> |

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| <p><u>stormwater capacity and drainage sufficient for a 1 in 50 ARI can be achieved.</u></p> | |
| <p><u>Advisory Note</u></p> <p><u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u></p> | |

| <p><u>DEV-GD-S1 Gressons Road Development Area Outline Development Plan</u></p> <p><u>Fixed Features</u></p> | |
|--|--|
| <p><u>The following shall be provided as fixed features on the ODP:</u></p> <ol style="list-style-type: none"> <u>1. Two collector road connections are to be provided through the site between Gressons Road and the Ravenswood commercial area</u> <u>2. Pedestrian and cycle connections are to be provided between the Development Area and the Ravenswood commercial area</u> <u>3. Stokes Drain is to be retained and its riparian margins enhanced with predominantly indigenous species</u> <u>4. Formation of a centralised west-east overland flow channel and a southern interceptor channel parallel to Wards Road</u> <u>5. The wāhi tapu site is to remain free of urban development and is to be provided with a landscaped buffer comprised of indigenous specie;</u> <u>6. A community hub with a maximum Gross Floor Area of 1,500m²</u> <u>7. Site edges, waterways, and collector roads in general accordance with the dimensions and facilities shown in the cross-sections which form part of the ODP.</u> | <p><u>Activity status when compliance not achieved: DIS</u></p> |

Appendix

DEV-GD-APP1 – Gressons Road ODP

Chinnerys Road

Mapping

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

South East Woodend Development Area

Submission scope for recommended PDP changes

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| <ul style="list-style-type: none">• Woodwater [215] |
| <ul style="list-style-type: none">• Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors |

SWED - South East Woodend Development Area

Introduction

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

Activity Rules Land use, development, and subdivision

| <u>DEV-SEWD-R1 Activities in the South East Woodend Development Area Outline Development Plan Area</u> | |
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| <u>Activity status: PER</u> <u>Where land use, development, and subdivision:</u> <ol style="list-style-type: none">1. <u>is in accordance with DEV-SEWD-APP1 and</u>2. <u>complies with DEV-SEWD-S1.</u> | <u>Activity status when compliance not achieved: DIS</u> |
| <u>DEV-SEWD-R2 Activities in the South East Woodend Development Area Precinct (SEWD PREC) Area</u> | |
| <u>Activity status: PER</u> <ol style="list-style-type: none">1. <u>Where land use, development, and subdivision:</u><ol style="list-style-type: none">a. <u>is in accordance with DEV-SEWD-APP1; and</u>b. <u>complies with DEV-SEWD-S1; and</u>2. <u>No more than 170 residential allotments are created in the ODP area</u> | <u>Activity status when compliance not achieved with DEV-SEWD-R2(1): DIS</u> <u>Activity status when compliance not achieved with DEV-SEWD-R2(2) to (8): RDIS</u> <u>Matters of discretion are restricted to:</u> <ul style="list-style-type: none">• <u>TRAN-MD1 – Road design</u> |

accessible via Petries Road, until such time as the Petries Road / SH1 intersection is upgraded OR Woodend Bypass has been constructed and an integrated transport assessment (ITA) has confirmed that the road network can receive traffic from the additional lots; and

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

- **TRAN-MD11 – High traffic generators**

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| <p><u>the ODP area frontage to a collector road standard.</u></p> <p><u>Advisory Note:</u></p> <p><u>This rule does not apply to a boundary adjustment or creation of an allotment solely for utility purposes.</u></p> <p><u>Advisory Note</u></p> <p><u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u></p> | |
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| <u>DEV-SEWD-S1 Setbacks from McIntosh Drain</u> | |
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| <p>1. <u>Any residential activity shall be set back a minimum of 10m from the McIntosh Drain / Stream corridor.</u></p> | <p><u>Activity status when compliance not achieved: DIS</u></p> |

DEV-SWD-APP1 – Outline Development Plans

K - Kaiapoi Development Area

Submission scope for recommended PDP changes

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| <ul style="list-style-type: none">• Colin Moore, Momentum Developments Limited [PDP 173, V1 43], Survus Consultants Limited [250]• Suburban Estates Limited, Momentum Developments Limited [PDP 173, V1 43], Survus Consultants Limited [250] |
| <ul style="list-style-type: none">• Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors |

Introduction

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

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

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

~~remove the Development Area layer and rezone the area to the appropriate zones.~~

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

| Objectives | |
|-----------------|--|
| DEV-K-O1 | Development Area South East Rangiora Development Area contributes to achieving feasible development capacity for <u>residential activities</u>. |
| Policies | |
| DEV-K-P1 | Future urban development Provide for future urban development in a Development Area (in accordance with <u>DEV-SER-APP1</u>—<u>South East Rangiora Outline Development Plan</u> through a certification process by the <u>District Council</u>'s Chief Executive Officer or their delegate when: <ol style="list-style-type: none">1.— the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in <u>UFD-O1</u> (for the medium term);2.— <u>water supply, wastewater and stormwater infrastructure</u> capacity is sufficient to support the proposed development; and3.— an agreement is in place between the <u>District Council</u> and the developer on the method, timing and funding of any necessary <u>water supply, wastewater and stormwater infrastructure</u>, open space and transport <u>infrastructure</u>. |
| DEV-K-P2 | <u>Subdivision and activities</u> Only allow <u>subdivision</u> and activities where: |

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| | 1. after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, Local Centre Zone and the relevant District wide provisions; and 2. prior to certification by the District Council's Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the South East Rangiora Outline Development Plan. |
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~~Activity Rules – if certification has been approved-~~

| DEV-K-R1 Activities provided for in General Residential Zone | |
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| Activity status: PER Where this activity complies with the following activity rules/standards in the General Residential Zone: 1. GRZ-R1 to GRZ-R18; and 2. all General Residential Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for GRZ-R1 to GRZ-R18 |
| Activity status: RDIS Where this activity complies with the following activity rules/standards in the General Residential Zone: 3. GRZ-R19 to GRZ-R21; and 4. all General Residential Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for GRZ-R19 to GRZ-R21 |
| Activity status: DIS Where this activity complies with the following activity rules/standards in the General Residential Zone: | Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28 |

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

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

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| 1. LCZ-R1 to LCZ-R20; and 2. all Local Centre Zone Built Form Standards. | |
| Activity status: RDIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: 3. LCZ-R21 to LCZ-R24; and 4. all Local Centre Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for <u>LCZ-R21 to LCZ-R24</u> |
| Activity status: DIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: 5. LCZ-R25; and 6. all Local Centre Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for <u>LCZ-R25</u> |
| Activity status: NC Where this activity complies with the following activity rules/standards in the Local Centre Zone: 7. LCZ-R26 to LCZ-R27; and 8. all Local Centre Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for <u>LCZ-R26 to LCZ-R27</u> |
| For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Local Centre Zone will apply to any part of the Development Area where the <u>District Council</u>'s Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-K-S1</u> are met; and | |

~~b. The activity is in accordance with the residential development requirements of DEV-K-APP1.~~

DEV-K-R4 Activities provided for in Open Space Zone

~~Activity status: PER~~

~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~

- ~~1. OSZ-R1 to OSZ-R15; and~~
- ~~2. all Open Space Zone Built Form Standards.~~

~~Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15~~

~~Activity status: RDIS~~

~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~

- ~~3. OSZ-R16; and~~
- ~~4. all Open Space Zone Built Form Standards.~~

~~Activity status when compliance not achieved: see activity status for OSZ-R16~~

~~Activity status: DIS~~

~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~

- ~~5. OSZ-R17 to OSZ-R18; and~~
- ~~6. all Open Space Zone Built Form Standards.~~

~~Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18~~

~~Activity status: NC~~

~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~

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

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

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

Activity Rules – if certification has not been approved-

| DEV-K-R6 Activities provided for in the Rural Lifestyle Zone | |
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| <p>Activity status: PER</p> <p>Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:</p> <p>1. RLZ-R1 to RLZR16; and</p> <p>2. all Rural Lifestyle Zone Built Form Standards.</p> | <p>Activity status when compliance not achieved: see activity status for <u>RLZ-R1 to RLZ-R16</u></p> |
| <p>Activity status: RDIS</p> <p>-</p> | <p>Activity status when compliance not achieved: see activity status for <u>RLZ-R17 to RLZ-R23</u></p> |

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| Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. RLZ-R17 to RLZ-R23; and 4. all Rural Lifestyle Zone Built Form Standards. | |
| Activity status: DIS - Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. RLZ-R24 to RLZ-R38; and 6. all Rural Lifestyle Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for <u>RLZ-R24 to RLZ-R38</u> |
| Activity status: NC - Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. RLZ-R39 to RLZ-R41; and 8. all Rural Lifestyle Zone Built Form Standards. | Activity status when compliance not achieved: see activity status for <u>RLZ-R39 to RLZ-R41</u> |
| For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-SER-S1</u> are met; and b. The activity is in accordance with the residential development requirements of <u>DEV-SER-APP1</u>. | |
| DEV-K-R7 Subdivision activities in the Rural Lifestyle Zone | |
| Activity status: CON - | Activity status when compliance not achieved: see activity status for <u>SUB-R1 to SUB-R3</u> |

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| <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <ol style="list-style-type: none"> 1. <u>SUB-R1 to SUB-R3</u>; and 2. <u>all Subdivision Standards</u>. | |
| <p>Activity status: RDIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <ol style="list-style-type: none"> 3. <u>SUB-R4 to SUB-R8</u>; and 4. <u>all Subdivision Standards</u>. | <p>Activity status when compliance not achieved: see activity status for <u>SUB-R4 to SUB-R8</u></p> |
| <p>Activity status: DIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <ol style="list-style-type: none"> 5. <u>SUB-R9</u>; and 6. <u>all Subdivision Standards</u>. | <p>Activity status when compliance not achieved: see activity status for <u>SUB-R9</u></p> |
| <p>Activity status: NC</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <ol style="list-style-type: none"> 7. <u>SUB-R10 to SUB-R11</u>; and 8. <u>all Subdivision Standards</u>. | <p>Activity status when compliance not achieved: see activity status for <u>SUB-R10 to SUB-R11</u></p> |
| <p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> | |

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

Activity Rules Land use, development and subdivision

DEV-K-R1 Activities in the Kaiapoi Development Area Outline Development Plan Area

Activity status: PER

Where land use, development, and subdivision:

1. is in accordance with DEV-K-APP1; and
2. complies with DEV-K-S1

Activity status when compliance not achieved: DIS

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

Activity status: PER

Where land use, development, and subdivision:

1. is in accordance with DEV-K-APP1; and
2. complies with DEV-K-BFS1; and
3. Where an integrated transport assessment has been prepared for Area A Precinct by a suitably qualified expert demonstrating that either:
 - a. the impact on the road network, and particularly the intersection of Beach Road, Smith Street and Williams Street, is acceptable; or
 - b. the road network improvements identified in the integrated transport assessment have been completed.

Activity status when compliance not achieved with DEV-K-R2(1) and DEV-K-R2(1): DIS.

Activity status when compliance not achieved with DEV-K-R2(3): RDIS.

Matters of discretion

TRAN MD-11 – High traffic generators

Advisory Note:

The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.

Development Areas Standards

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

1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the South East Rangiora Development Area:
 - a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-Q1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and
 - b. residential development within the South East Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice:
 - i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice;

Activity status where compliance is not achieved: N/A

- ii. ~~on-demand water schemes will need to have capacity to deliver greater than 2500 litre connections per day at peak demand;~~
- iii. ~~water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and~~
- iv. ~~surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released;~~
- c. ~~a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;~~
- d. ~~there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;~~
- e. ~~a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;~~
- f. ~~a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;~~
- g. ~~a staging plan including:~~

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| <p> i. the amount of new residential <u>sites</u> created in the development subject to the application for certification; ii. number of stages for the development; iii. how many <u>sites</u> will be created per stage; h. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place. </p> <p> 2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply. </p> | |
| <p><u>DEV-K-S1 Kaiapoi Development Area Outline Development Plan Fixed Features</u></p> <p>The following shall be provided as fixed features on the ODP:</p> <ol style="list-style-type: none"> <u>1. A north/south road corridor that connects with Lees Road in the north and Ranginui Drive in the south, including a separated shared pedestrian/cycleway</u> <u>2. Integrated road connections between the new north/south road and Beachvale Drive, Sovereign Boulevard, and Magnolia Boulevard</u> <u>3. Location of stormwater reserve corridor at eastern edge of the Development Area</u> | |

Activity status when compliance not achieved: DIS

Advice Notes

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| DEV-K-AN1 | Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan. |
| DEV-K-AN2 | For certification to be achieved, the <u>District Council</u> must receive information to demonstrate that the criteria in <u>DEV-K-S1</u> are met. |
| DEV-K-AN3 | The analysis required by criteria (1) of the certification process will be completed and published on the <u>District Council</u> website as follows: 1.—Residential capacity will be calculated at least annually. 2.—Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model. 3.—<u>Water</u> and <u>wastewater</u> capacity in Rangiora will be calculated at least annually. |
| DEV-K-AN4 | Where certification of <u>land</u> in a Development Area depends upon additional or upgraded public <u>infrastructure</u>, the applicant may be required to enter into a Private Development Agreement with the <u>District Council</u>. This will normally be required where the <u>District Council</u>'s Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public <u>infrastructure</u> required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the <u>land</u>, to ensure that the developer meets their agreed obligations. |
| DEV-K-AN5 | Guidance on the certification process is available on the <u>District Council</u>'s website. |

Built Form Standards

There are no area-specific built form standards in relation to the Kaiapoi ODP area.

Appendix

DEV-K-APP1—Kaiapoi Outline Development Plan

Land Use Plan

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

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

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

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

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

Movement Network

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

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

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

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

Open Space and Stormwater Reserves

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

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

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

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

Four stormwater catchments make up the larger Kaiapoi Development Area and it is the developers'

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

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

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

Water and Wastewater Network

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

All of the reticulation upgrades relating to the Kaiapoi Development Area are proposed to be within the growth area. Previous upgrades have already been undertaken to account for this demand on the scheme. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme. Three District Council driven extra over projects are specified, with upgrades required to maintain the existing levels of service to current and future customers. Existing water reticulation extends to the western edge of the large portion of the Kaiapoi Development Area, making connection relatively straight forward. A new main is shown off Beach Road for the small portion of the Development Area.

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

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

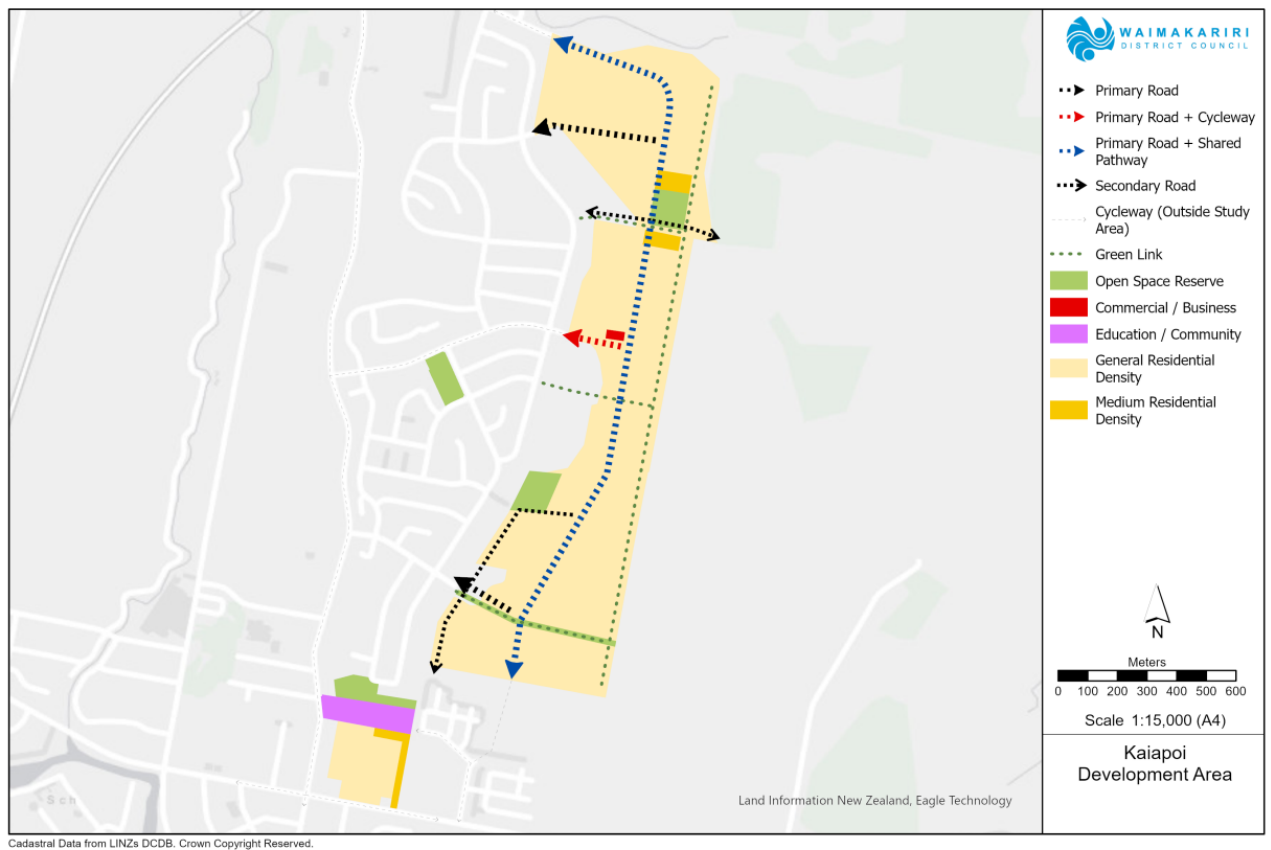
High groundwater is present in the Kaiapoi Development Area together with significant flood risks modelled for localised flooding events, Ashley River/Rakahuri Breakout events, and coastal

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

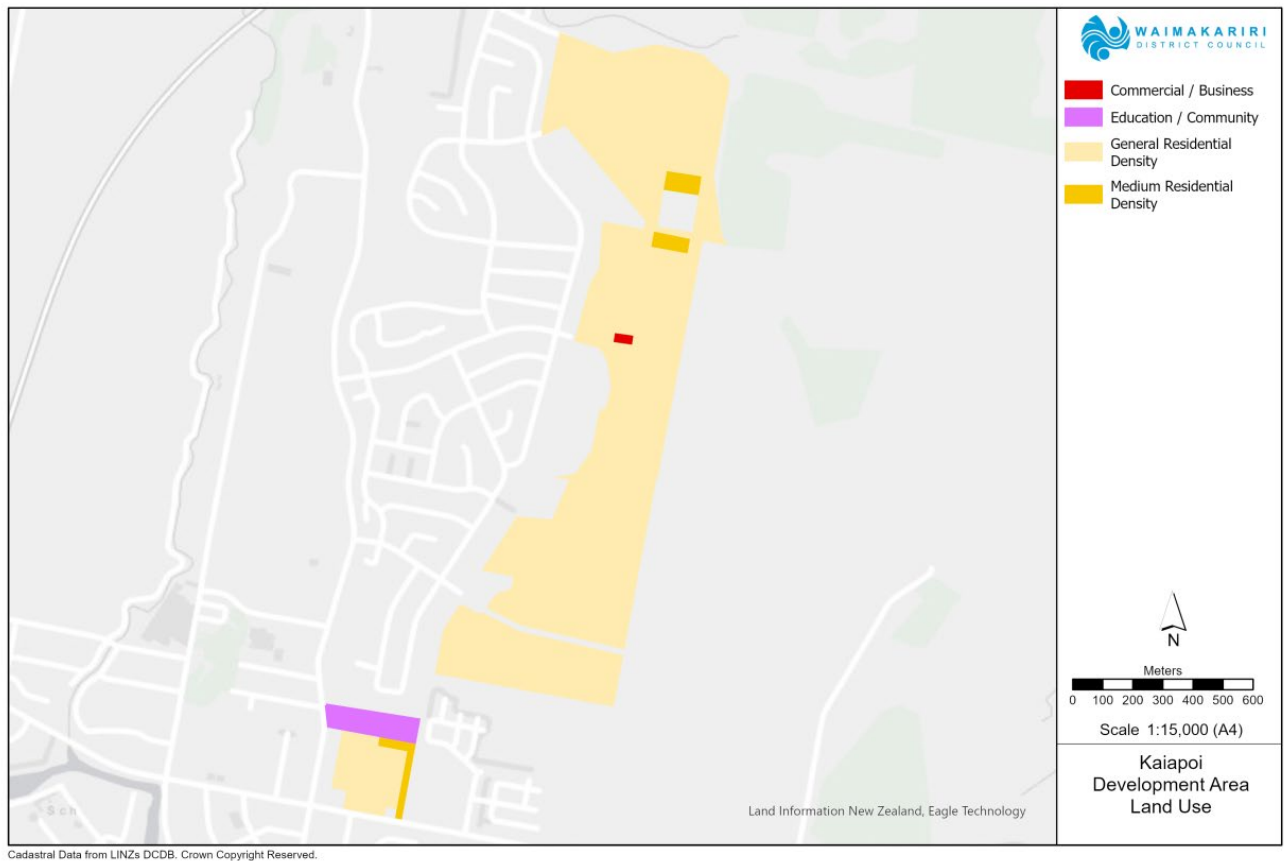
Fixed Outline Development Plan Features for the Kaiapoi Development Area:

- A north/south road corridor that connects with Lees Road in the north and Tuhoe Avenue in the south, including a separated shared pedestrian/cycleway
- Integrated road connections between the new north/south road and Beachvale Drive, Sovereign Boulevard, and Magnolia Boulevard
- Location of stormwater reserve corridor at eastern edge of the Development Area

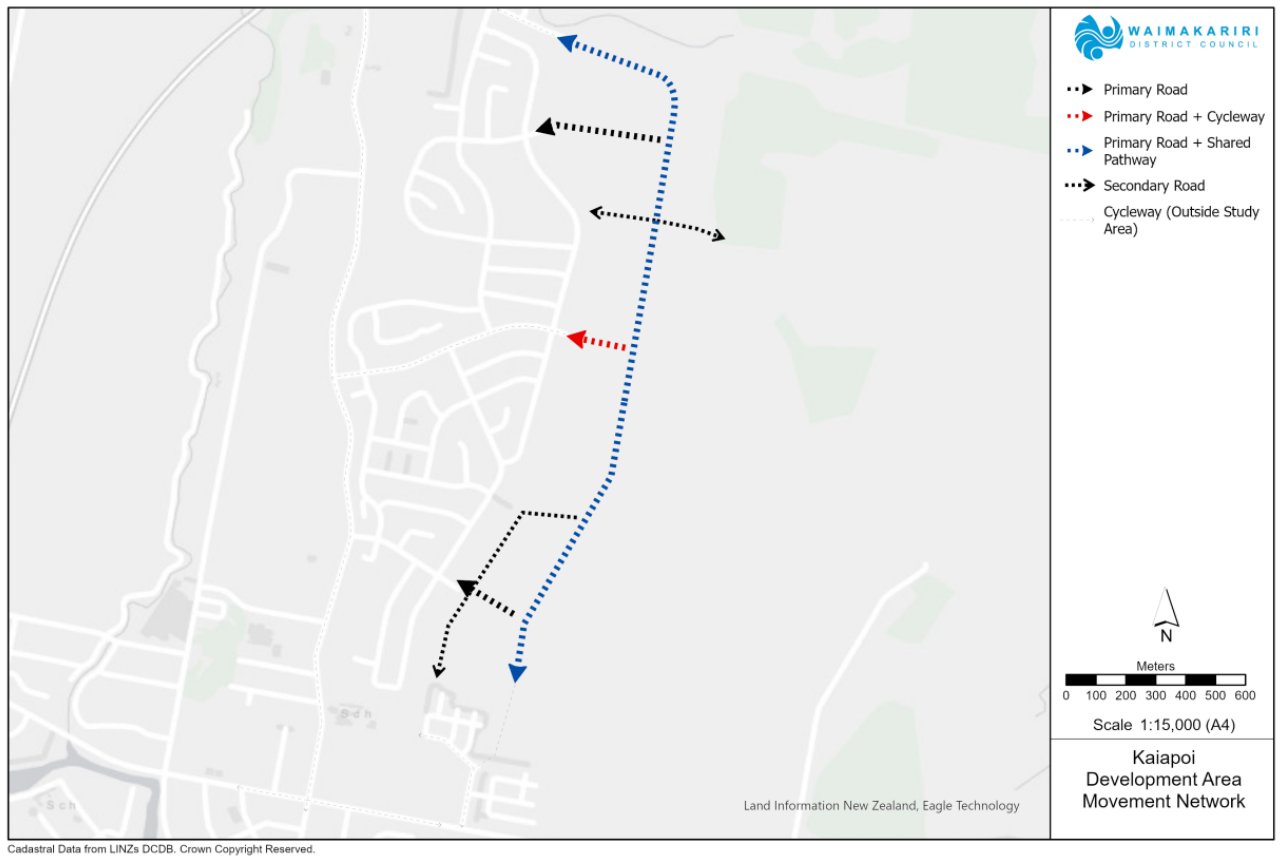
Kaiapoi Outline Development Plan — Overall



Kaiapoi Outline Development Plan - [Land Use](#)



Kaiapoi Outline Development Plan - Movement Network



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



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



SK- South Kaiapoi Development Area

Submission scope for recommended PDP changes

| |
|---|
| <ul style="list-style-type: none">• <i>Mike Greer Homes [PDP 332, V1 43], W J Winter and Sons Limited [PDP 257]</i> |
| <ul style="list-style-type: none">• <i>Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors</i> |

Introduction

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

Activity Rules Land use, development and subdivision

| <u>DEV-SK-R1 Activities in the South Kaiapoi Outline Development Plan Area</u> | |
|--|---|
| <u>Activity status: PER</u> <u>Where land use, development and subdivision:</u> <ol style="list-style-type: none">1. <u>is in accordance with DEV-SK-APP1; and</u>2. <u>complies with DEWV-SK-S1</u> | <u>Activity status when compliance not achieved: DIS</u> |
| <u>Advisory Note</u> <u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u> | |

| <u>DEV-SK-S1 South Kaiapoi Outline Development Plan Fixed Features</u> | |
|--|---|
| <u>Activity status: PER</u> <u>The following shall be provided as fixed features on the ODP:</u> <ol style="list-style-type: none">1. <u>Proposed road and pedestrian layout</u> | <u>Activity status when compliance not achieved: DIS</u> |

- | | |
|---|--|
| <ul style="list-style-type: none">2. <u>Pedestrian access over the Kaikainui and Stream</u>3. <u>Esplanade reserves along Kaikainui and Courtenay Streams</u>4. <u>Proposed location and size of stormwater ponds</u> | |
|---|--|

Appendix

DEV-SK- APP1 – South Kaiapoi ODP

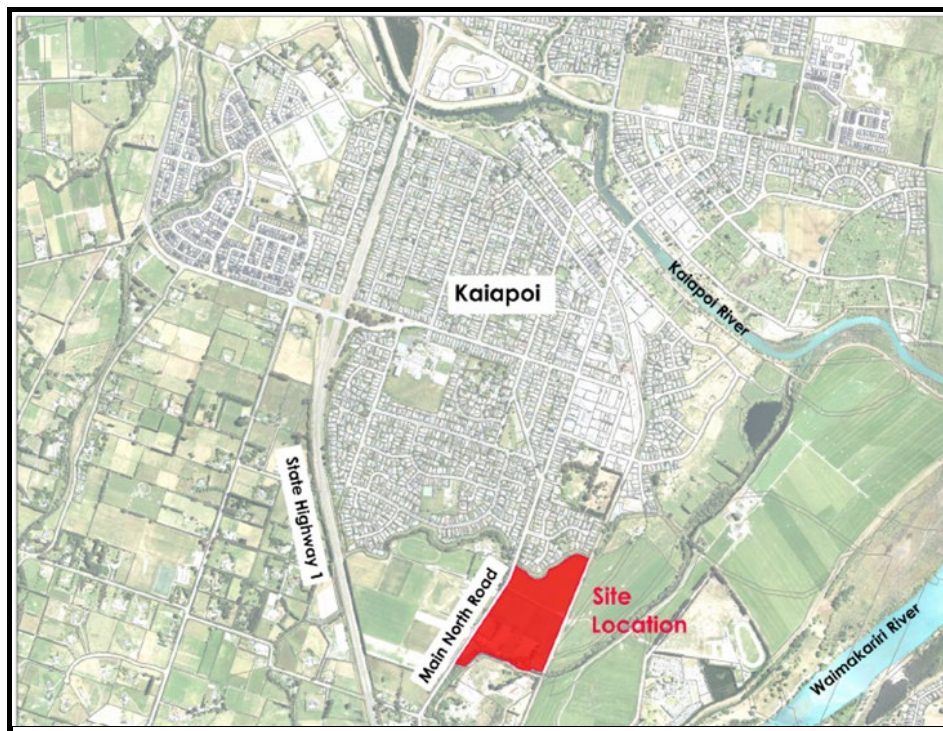


Figure 1

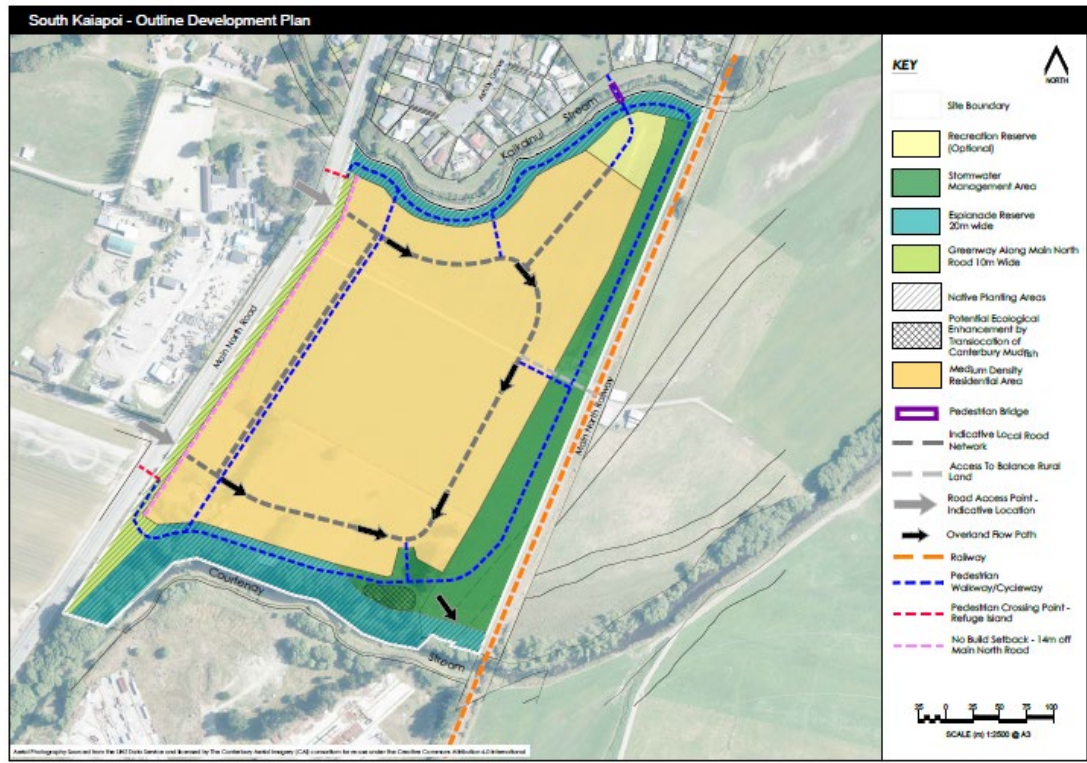


Figure 2 - South Kaiapoi Outline Development Plan (SK-ODP)

Appendix C – a list of names and addresses of persons to be served with a copy of this notice

| Submitter | Email |
|--|---|
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